Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

14a Rotherwood Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$820,900	Pro	perty Type	Jnit		Suburb	Mitcham
Period - From	01/01/2024	to	31/03/2024	S	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	9/21 Doncaster East Rd MITCHAM 3132	\$1,105,000	26/11/2023
2	2/74 Chippewa Av DONVALE 3111	\$1,050,000	06/04/2024
3	1d Alern Ct NUNAWADING 3131	\$1,015,000	13/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/04/2024 09:48



Date of sale







Property Type: townhouse **Land Size:** 277 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price March quarter 2024: \$820,900

Comparable Properties



9/21 Doncaster East Rd MITCHAM 3132

(REI/VG)

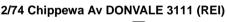
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Price: \$1,105,000 Method: Private Sale Date: 26/11/2023

Property Type: Townhouse (Single) **Land Size:** 326 sqm approx

Agent Comments



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Price: \$1,050,000 Method: Auction Sale Date: 06/04/2024

Property Type: Townhouse (Res)

Agent Comments



1d Alern Ct NUNAWADING 3131 (REI)

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Price: \$1,015,000 **Method:** Auction Sale **Date:** 13/04/2024

Property Type: Townhouse (Res) **Land Size:** 176 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



