

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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

Median sale price

Median price \$820,900

Property Type Unit

Suburb Mitcham

Period - From 01/01/2024

to

31/03/2024

Source 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	Price	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



 3  3  2

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)

Agent Comments

 3  2  2

Price: \$1,105,000
Method: Private Sale
Date: 26/11/2023
Property Type: Townhouse (Single)
Land Size: 326 sqm approx



2/74 Chippewa Av DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)



1d Alern Ct NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$1,015,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)
Land Size: 176 sqm approx

Account - Barry Plant | P: 03 9842 8888