

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

1/08 Yendon Close, Mitcham Vic 3132

Indicative selling price

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

Range between \$960,000 & \$1,056,000

Median sale price

Median price \$1,063,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2021 to 30/09/2021 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	5/32-34 Burnett St MITCHAM 3132	\$1,043,000	21/10/2021
2	2/8 Yendon Cl MITCHAM 3132	\$999,000	27/10/2021
3	1/80 Brunswick Rd MITCHAM 3132	\$978,000	19/10/2021

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:

09/11/2021 13:19

**Property Type:**

Agent Comments

Indicative Selling Price

\$960,000 - \$1,056,000

Median Unit Price

September quarter 2021: \$1,063,000

This magnificent single level 3 Bedroom Unit offers serenity and tranquil living - Located in a quite court walking distance to Antonio Park & Yarrang Derrang Reserve... This is one out of the Box and a must see Property!

Comparable Properties

**5/32-34 Burnett St MITCHAM 3132 (REI)**

Agent Comments

**Price:** \$1,043,000**Method:** Private Sale**Date:** 21/10/2021**Property Type:** Townhouse (Res)**Land Size:** 302 sqm approx**2/8 Yendon CI MITCHAM 3132 (REI)**

Agent Comments

**Price:** \$999,000**Method:** Auction Sale**Date:** 27/10/2021**Rooms:** 4**Property Type:** Unit**Land Size:** 281 sqm approx**1/80 Brunswick Rd MITCHAM 3132 (REI)**

Agent Comments

**Price:** \$978,000**Method:** Sold Before Auction**Date:** 19/10/2021**Property Type:** Townhouse (Res)**Land Size:** 290 sqm approx