

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

44 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$817,500 Property Type Unit Suburb Mitcham

Period - From 01/10/2020 to 31/12/2020 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	7/32-34 Burnett St MITCHAM 3132	\$875,000	19/12/2020
2	1/5 Teague CI NUNAWADING 3131	\$850,000	06/03/2021
3	4/36-38 Church St MITCHAM 3132	\$800,000	27/02/2021

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:

07/04/2021 10:25



PhilipWebb

Michael Webb

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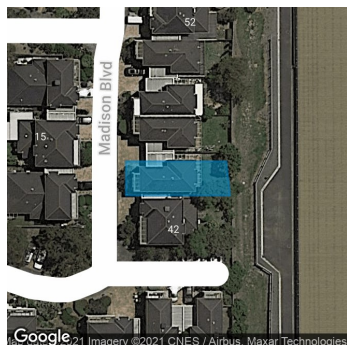
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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2020: \$817,500



Property Type: Strata Unit/Flat

Land Size: 197 sqm approx

Agent Comments

Comparable Properties



7/32-34 Burnett St MITCHAM 3132 (REI)

Agent Comments



Price: \$875,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Townhouse (Res)

Land Size: 212 sqm approx



1/5 Teague CI NUNAWADING 3131 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 06/03/2021

Rooms: 7

Property Type: Unit

Land Size: 246 sqm approx



4/36-38 Church St MITCHAM 3132 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 244 sqm approx