

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

2/40 Dudley Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$716,500

House

Unit

X

Suburb

Mitcham

Period - From

01/04/2019

to

30/06/2019

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	1/23 Percy St MITCHAM 3132	\$599,000	12/03/2019
2	11/513 Mitcham Rd VERMONT 3133	\$577,000	20/06/2019
3	3/2 Rupert St MITCHAM 3132	\$570,000	15/06/2019

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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
June quarter 2019: \$716,500

Comparable Properties

1/23 Percy St MITCHAM 3132 (VG)

Agent Comments

2 - -

Price: \$599,000
Method: Sale
Date: 12/03/2019
Rooms: -
Property Type: Car Park/Car Space (Res)



11/513 Mitcham Rd VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$577,000
Method: Private Sale
Date: 20/06/2019
Rooms: -
Property Type: Unit

3/2 Rupert St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$570,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: Unit
Land Size: 139 sqm approx