

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

18/520 Mitcham Road Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

4/431 Mitcham Road Mitcham VIC 3132	\$856,000	27-Aug-19
2/565 Whitehorse Road Mitcham VIC 3132	\$820,000	14-Sep-19
1A Irvine Street Mitcham VIC 3132	\$816,000	31-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 25 October 2019



4/431 Mitcham Road Mitcham VIC 3132

3 2 2

Sold Price

\$856,000

Sold Date

27-Aug-19

Distance

0.27km



2/565 Whitehorse Road Mitcham VIC 3132

3 2 2

Sold Price

\$820,000

Sold Date

14-Sep-19

Distance

1.21km



1A Irvine Street Mitcham VIC 3132

3 2 2

Sold Price

\$816,000

Sold Date

31-Aug-19

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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