

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

9/520 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$777,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2023

to

31/03/2023

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	3/1 Simla St MITCHAM 3132	\$951,000	04/05/2023
2	2/97 Rooks Rd MITCHAM 3132	\$900,000	29/04/2023
3			

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:

26/05/2023 21:21



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2023: \$777,500

Comparable Properties



3/1 Simla St MITCHAM 3132 (REI)

Agent Comments

 3  3  2

Price: \$951,000

Method: Private Sale

Date: 04/05/2023

Property Type: Townhouse (Res)

Land Size: 189 sqm approx



2/97 Rooks Rd MITCHAM 3132 (REI)

Agent Comments

 3  3  1

Price: \$900,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Land Size: 108 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888