

## 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

3/24 Dudley Street Mitcham VIC 3132

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2018

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/87 Churinga Avenue Mitcham VIC 3132 | \$700,000 | 19-Jul-19 |
| 3/13 Creek Road Mitcham VIC 3132      | \$718,000 | 25-May-19 |
| 31 Church Street Mitcham VIC 3132     | \$740,000 | 09-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: 23 September 2019



**1/87 Churinga Avenue Mitcham VIC 3132** Sold Price **\$700,000** Sold Date **19-Jul-19**

2 2 1

Distance **0.94km**



**3/13 Creek Road Mitcham VIC 3132** Sold Price **\$718,000** Sold Date **25-May-19**

3 1 2

Distance **0.82km**



**31 Church Street Mitcham VIC 3132** Sold Price <sup>RS</sup> **\$740,000** Sold Date **09-Aug-19**

3 1 1

Distance **0.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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