Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/21-23 Cobham Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/11 Stuart Cr NUNAWADING 3131	\$875,000	16/11/2021
2	3/10 Harrison St MITCHAM 3132	\$805,000	25/11/2021
3	4/486-488 Mitcham Rd MITCHAM 3132	\$800,000	12/12/2021

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:

31/01/2022 11:00



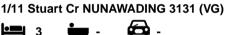
McGrath





Rooms: 5 Property Type: Unit Land Size: 282 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending December 2021: \$850,000

Comparable Properties



Agent Comments

Price: \$875,000 Method: Sale

Method: Sale Date: 16/11/2021 Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments



3/10 Harrison St MITCHAM 3132 (VG)

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Price: \$805,000 Method: Sale Date: 25/11/2021 Property Type: Flat/Unit/Apartment (Res)



4/486-488 Mitcham Rd MITCHAM 3132 (REI)

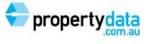


Agent Comments

Price: \$800,000 Method: Auction Sale Date: 12/12/2021 Property Type: Unit Land Size: 266 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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