

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

6/21-23 Cobham Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2021

to

31/12/2021

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	1/11 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



3 1 2

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

1/11 Stuart Cr NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$875,000
Method: Sale
Date: 16/11/2021
Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



3/10 Harrison St MITCHAM 3132 (VG)

Agent Comments

3 - -

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

2 2 2

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