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

415/1-19 Colombo Street, Mitcham Vic 3132

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$305,000

Median sale price

Median price	\$830,000	Pro	perty Type Unit	t		Suburb	Mitcham
Period - From	01/04/2022	to	30/06/2022	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.

Ado	dress of comparable property	Price	Date of sale
1	102A/1 Colombo St MITCHAM 3132	\$308,000	28/04/2022
2	523B/1 Colombo St MITCHAM 3132	\$300,000	20/05/2022
3	105A/1-19 Colombo St MITCHAM 3132	\$300,000	23/02/2022

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:

04/08/2022 10:28







Property Type: Agent Comments Indicative Selling Price \$305,000 Median Unit Price June quarter 2022: \$830,000

Comparable Properties

102A/1 Colombo St MITCHAM 3132 (VG)



Agent Comments

Price: \$308,000 Method: Sale Date: 28/04/2022 Property Type: Subdivided Flat - Single OYO Flat



523B/1 Colombo St MITCHAM 3132 (REI/VG) Agent Comments



Price: \$300,000 Method: Private Sale Date: 20/05/2022 Property Type: Apartment



105A/1-19 Colombo St MITCHAM 3132 (REI) Agent Comments



Price: \$300,000 **Method:** Private Sale **Date:** 23/02/2022

Property Type: Apartment

Account - Philip Webb



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