

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

123b/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Mitcham

Period - From 12/04/2023 to 11/04/2024 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	319B/1-19 Colombo St MITCHAM 3132	\$310,000	07/12/2023
2	216B/1-19 Colombo St MITCHAM 3132	\$310,000	13/10/2023
3	313B/1 Colombo St MITCHAM 3132	\$305,000	02/11/2023

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: 12/04/2024 10:38



Property Type:

Agent Comments

Comparable Properties



319B/1-19 Colombo St MITCHAM 3132 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



216B/1-19 Colombo St MITCHAM 3132 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment

313B/1 Colombo St MITCHAM 3132 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 02/11/2023

Property Type: Subdivided Flat - Single OYO Flat