

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

11 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$784,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2020 to 30/09/2020 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	7 Maple Gr MITCHAM 3132	\$845,000	06/08/2020
2	3/8 Bruce St MITCHAM 3132	\$840,850	18/06/2020
3			

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.

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 3  2  2

Property Type: Townhouse
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Unit Price
September quarter 2020: \$784,000

Comparable Properties



7 Maple Gr MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$845,000
Method: Sold Before Auction
Date: 06/08/2020
Property Type: House (Res)
Land Size: 240 sqm approx



3/8 Bruce St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$840,850
Method: Private Sale
Date: 18/06/2020
Property Type: Townhouse (Single)
Land Size: 206 sqm approx

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.