

# 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 506A/1 Colombo Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$299,000

### Median sale price

Median price \$830,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2024

to 30/09/2024

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	219B/1 Colombo St MITCHAM 3132	\$295,000	24/10/2024
2	410A/1 Colombo St MITCHAM 3132	\$275,000	19/09/2024
3	410/193-195 Springvale Rd NUNAWADING 3131	\$310,000	19/07/2024

**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:

31/10/2024 10:01



 1    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$299,000

**Median Unit Price**

September quarter 2024: \$830,000

## Comparable Properties



**219B/1 Colombo St MITCHAM 3132 (REI)**

Agent Comments

 1    1    1

**Price:** \$295,000

**Method:** Private Sale

**Date:** 24/10/2024

**Property Type:** Apartment



**410A/1 Colombo St MITCHAM 3132 (REI/VG)**

Agent Comments

 1    1    1

**Price:** \$275,000

**Method:** Private Sale

**Date:** 19/09/2024

**Property Type:** Apartment



**410/193-195 Springvale Rd NUNAWADING 3131 (REI)**

Agent Comments

 1    1    1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Unit

Account - Barry Plant | P: 03 9842 8888