Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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506A/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Single price \$299,000

Median sale price

Median price	\$830,000	Pro	perty 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

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



Date of sale







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)

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Price: \$295,000 Method: Private Sale Date: 24/10/2024

Property Type: Apartment

Agent Comments



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

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Price: \$275,000 Method: Private Sale

Date: 19/09/2024 **Property Type:** Apartment

Agent Comments



410/193-195 Springvale Rd NUNAWADING

3131 (REI)

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Price: \$310,000 Method: Private Sale Date: 19/07/2024 Property Type: Unit **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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