

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

3/6 HALLS PARADE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

1/16 WALKER AVENUE MITCHAM VIC 3132	\$1,200,000	14-Sep-24
2/12A SCOTT STREET MITCHAM VIC 3132	\$1,033,500	19-Oct-24
1/63 ORIENT AVENUE MITCHAM VIC 3132	\$1,157,000	19-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 31 January 2025



**1/16 WALKER AVENUE MITCHAM
VIC 3132**

3 2 2

Sold Price **\$1,200,000** Sold Date **14-Sep-24**

Distance **0.25km**



**2/12A SCOTT STREET MITCHAM
VIC 3132**

3 2 2

Sold Price **\$1,033,500** Sold Date **19-Oct-24**

Distance **0.34km**



**1/63 ORIENT AVENUE MITCHAM
VIC 3132**

3 2 2

Sold Price **\$1,157,000** Sold Date **19-Oct-24**

Distance **0.41km**



**1/11 SIMPSON STREET MITCHAM
VIC 3132**

3 2 2

Sold Price **\$1,048,000** Sold Date **17-Aug-24**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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