

## 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

20 MCDOWALL STREET MITCHAM VIC 3132

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,700

Property type

House

Suburb

Mitcham

Period-from

01 Oct 2023

to

30 Sep 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

9 ASHBURTON DRIVE MITCHAM VIC 3132	\$1,290,000	15-Jun-24
17 SHARROW ROAD MITCHAM VIC 3132	\$1,300,000	10-Aug-24
32 ASHWOOD DRIVE NUNAWADING VIC 3131	\$1,307,000	11-May-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: 24 October 2024



**9 ASHBURTON DRIVE MITCHAM  
VIC 3132**

 4  2  2

Sold Price

**\$1,290,000**

Sold Date

**15-Jun-24**

Distance

**1.01km**



**17 SHARROW ROAD MITCHAM VIC  
3132**

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,300,000**

Sold Date

**10-Aug-24**

Distance

**1.07km**



**32 ASHWOOD DRIVE  
NUNAWADING VIC 3131**

 4  3  2

Sold Price

**\$1,307,000**

Sold Date

**11-May-24**

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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