

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

3/30 WARNES ROAD 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/22 VERNAL AVENUE MITCHAM VIC 3132

\$925,000

18-Nov-22

12A VICTORY STREET MITCHAM VIC 3132

\$880,000

12-Oct-22

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: 16 March 2023


**3/22 VERNAL AVENUE MITCHAM
VIC 3132**
 3  2  2

Sold Price

\$925,000

Sold Date

18-Nov-22

Distance

1.99km

**12A VICTORY STREET MITCHAM
VIC 3132**
 3  2  2

Sold Price

\$880,000

Sold Date

12-Oct-22

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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