

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	2A Talbot Street, Mitcham, VIC 3132
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Indicative selling price

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

Single price		or range between	\$850,000	&	\$920,000
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Median sale price

Median price	\$ 821,650	Property type	Unit	Suburb	Mitcham
Period - From	06/06/2023	to	05/06/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	4/ 15 Harrison St, Mitcham Vic	\$916,200	25/05/2024
2	3/ 25 Glenburnie Rd, Mitcham Vic	\$942,000	15/05/2024
3	3/ 26 Carween Av, Mitcham Vic	\$888,000	02/03/2024

This Statement of Information was prepared on: 06/06/2024

