## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

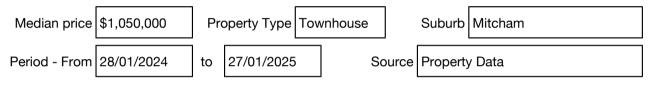
Address 58 Madison Boulevard, Mitcham Vic 3132

#### Indicative selling price .

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$915,000			
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#### Median sale price

**–** ..



### 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.

Add	dress of comparable property	Price	Date of sale
1	22 Madison Blvd MITCHAM 3132	\$905,000	17/07/2024
2	9/64-70 Doncaster East Rd MITCHAM 3132	\$825,000	12/11/2024
3	54 Madison Blvd MITCHAM 3132	\$986,000	13/05/2024

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:

28/01/2025 12:37









Property Type: Townhouse Agent Comments Indicative Selling Price \$915,000 Median Townhouse Price 28/01/2024 - 27/01/2025: \$1,050,000

# **Comparable Properties**

	<b>1</b> 3 <b>1</b> 2 <b>1</b> 2	
	Price: \$905,000 Method: Date: 17/07/2024	
	Property Type: Townhouse (Single)	
and a second	9/64-70 Doncaster East Rd MITCHAM 3132 (REI)	Agent Comments
Real Print	Price: \$825,000 Method: Private Sale	
	Date: 12/11/2024 Property Type: Townhouse (Res)	
	54 Madison Blvd MITCHAM 3132 (REI/VG)	Agent Comments
	i 3 i 2 i 2	
	Price: \$986,000	
	Method: Private Sale Date: 13/05/2024	
Carlo State State of State	Property Type: Townhouse (Res) Land Size: 175 sqm approx	

Account - Barry Plant | P: 03 9842 8888



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