## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$950,000	C		
Median sale p	rice							
Median price	\$1,055,000	Pro	operty Type	Том	nhouse		Suburb	Mitcham
Period - From	20/12/2023	to	19/12/2024		So	urce	Property	/ Data

#### 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.

Address of comparable property		Price	Date of sale
1	9/64-70 Doncaster East Rd MITCHAM 3132	\$825,000	29/10/2024
2	22 Madison Blvd MITCHAM 3132	\$905,000	17/07/2024
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:

20/12/2024 16:56









Property Type: Townhouse Agent Comments Indicative Selling Price \$880,000 - \$950,000 Median Townhouse Price 20/12/2023 - 19/12/2024: \$1,055,000

# **Comparable Properties**

	<b>1 3 1 2 1 2</b>			
	Price: \$825,000 Method:			
	Date: 29/10/2024 Property Type: Townhouse (Single)			
	22 Madison Blvd MITCHAM 3132 (REI) 3  2  2  2	Agent Comments		
	Price: \$905,000 Method:			
	Date: 17/07/2024 Property Type: Townhouse (Single)			
and the second se	54 Madison Blvd MITCHAM 3132 (REI/VG)	Agent Comments		
	<b>1 3 1 </b>			
	<b>Price:</b> \$986,000 <b>Method:</b> Private Sale <b>Date:</b> 13/05/2024			
and the second s	Property Type: Townhouse (Res) Land Size: 175 sqm approx			

#### Account - Barry Plant | P: 03 9842 8888



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