

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

1/19 DUDLEY STREET 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

\$1,190,000

&

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2023

to

29 Feb 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

1/125 BRUNSWICK ROAD MITCHAM VIC 3132	\$1,360,000	14-Feb-24
2/2 COPPIN CLOSE MITCHAM VIC 3132	\$1,265,000	20-Nov-23
21/520 MITCHAM ROAD MITCHAM VIC 3132	\$1,100,000	19-Dec-23

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: 05 March 2024



1/125 BRUNSWICK ROAD MITCHAM VIC 3132 Sold Price ^{RS} **\$1,360,000** ^{UN} Sold Date **14-Feb-24**
Distance **0.5km**

4 2 2



2/2 COPPIN CLOSE MITCHAM VIC 3132 Sold Price ^{RS} **\$1,265,000** ^{UN} Sold Date **20-Nov-23**
Distance **0.69km**

4 2 1



21/520 MITCHAM ROAD MITCHAM VIC 3132 Sold Price **\$1,100,000** Sold Date **19-Dec-23**
Distance **1.02km**

4 2 2

RS = Recent sale **UN** = Undisclosed Sale

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