

## 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

1/61 Churinga Avenue Mitcham VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/34 Church Street Mitcham VIC 3132	\$770,000	17-Apr-21
3/490 Mitcham Road Mitcham VIC 3132	\$770,000	21-Aug-20
4/36-38 Church Street Mitcham VIC 3132	\$800,000	27-Jan-21

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.~~

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**2/34 Church Street Mitcham VIC 3132**

Sold Price

**\$770,000**

Sold Date

**17-Apr-21**

2 2 1

Distance

**1.65km**



**3/490 Mitcham Road Mitcham VIC 3132**

Sold Price

Sold Date

**21-Aug-20**

2 2 2

Distance

**1.67km**



**4/36-38 Church Street Mitcham VIC 3132**

Sold Price

**\$800,000**

Sold Date

**27-Jan-21**

3 2 2

Distance

**1.63km**



**1/7 Orient Avenue Mitcham VIC 3132**

Sold Price

**\$815,000**

Sold Date

**30-Oct-20**

3 2 2

Distance

**1.28km**



**3/63 Lucknow Street Mitcham VIC 3132**

Sold Price

**\$820,000**

Sold Date

**28-Nov-20**

2 2 2

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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