

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

1/34 Warnes Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$908,000

Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/04/2020

to

31/03/2021

Source

REIV

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	56 Brunswick Rd MITCHAM 3132	\$885,000	22/05/2021
2	2/69 Cochrane St MITCHAM 3132	\$851,000	08/05/2021
3	12 Beaufort St MITCHAM 3132	\$865,000	27/02/2021

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:

03/06/2021 18:32



3 1 1

Property Type: Unit

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



56 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$885,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 417 sqm approx



2/69 Cochrane St MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$851,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



12 Beaufort St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$865,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 393 sqm approx