

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

4/5 Casella Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$824,444

Property Type Unit

Suburb Mitcham

Period - From 01/10/2020

to

30/09/2021

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	2/30 Brunswick Rd MITCHAM 3132	\$645,000	20/05/2021
2	3/148 Mitcham Rd DONVALE 3111	\$635,000	30/03/2021
3	3/27 William St RINGWOOD 3134	\$625,000	11/08/2021

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:

15/11/2021 23:27



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 1
 1

Property Type: Unit
Land Size: 225 sqm approx
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending September 2021: \$824,444

Comparable Properties



2/30 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments

2
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Price: \$645,000
Method: Sale
Date: 20/05/2021
Property Type: Flat/Unit/Apartment (Res)

3/148 Mitcham Rd DONVALE 3111 (VG)

Agent Comments

2
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Price: \$635,000
Method: Sale
Date: 30/03/2021
Property Type: Flat/Unit/Apartment (Res)



3/27 William St RINGWOOD 3134 (VG)

Agent Comments

2
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Price: \$625,000
Method: Sale
Date: 11/08/2021
Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP