## 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 | cons | sumer.vic.go | v.au/ | underquot | ting |        |         |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer   | \$600,000         |      | &            |       | \$660,000 |      |        |         |
| Median sale pr  | rice              |      |              |       |           |      |        |         |
| Median price    | \$824,444         | Pro  | operty Type  | Unit  |           |      | Suburb | Mitcham |
| Period - From   | 01/10/2020        | to   | 30/09/2021   |       | So        | urce | 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.

| Add | dress 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









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

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

3/148 Mitcham Rd DONVALE 3111 (VG)

Agent Comments



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



propertydata

3/27 William St RINGWOOD 3134 (VG)



Agent Comments

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

#### Account - VICPROP



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