Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/8 Yendon Close, Mitcham Vic 3132

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|------|-----------|------|--------|---------|--|
| Range betweer | n \$770,000 | | & | | \$840,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,063,000 | Pro | operty Type | Unit | | | Suburb | Mitcham | |
| Period - From | 01/07/2021 | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 1/61 Churinga Av MITCHAM 3132 | \$838,000 | 03/08/2021 |
| 2 | 13/21 Doncaster East Rd MITCHAM 3132 | \$810,000 | 05/08/2021 |
| 3 | 5/35-39 Bourke St RINGWOOD 3134 | \$780,000 | 25/06/2021 |

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:

20/10/2021 08:56





Harry Fares



Property Type: Unit **Land Size:** 281 sqm approx Agent Comments 9842 1477 0458 766 958 hfares@philipwebb.com.au Indicative Selling Price

\$770,000 - \$840,000 Median Unit Price September quarter 2021: \$1,063,000

Magnificent single level Unit consisting of 3 Bedrooms, 1 Bathroom and double car Lock up Garage. Fantastic location and no attachment to Unit one- Tranquil living at it's best! An investment not to be missed...

Comparable Properties

| 1/61 Churinga Av MITCHAM 3132 (REI/VG)312Price: \$838,000Method: Sold Before AuctionDate: 03/08/2021Rooms: 4Property Type: UnitLand Size: 307 sqm approx | Agent Comments |
|--|----------------|
| 13/21 Doncaster East Rd MITCHAM 3132 (REI/VG) Price: \$810,000 Method: Private Sale Date: 05/08/2021 Property Type: Townhouse (Res) | Agent Comments |
| 5/35-39 Bourke St RINGWOOD 3134 (REI) 3 2 2 2 Price: \$780,000 Method: Private Sale Date: 25/06/2021 Property Type: Townhouse (Single) | Agent Comments |

Account - Philip Webb



propertydata

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