

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

2/8 Yendon Close, Mitcham Vic 3132

Indicative selling price

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

Range between \$770,000

&

\$840,000

Median sale price

Median price \$1,063,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2021

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	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



3 1 2

Property Type: Unit

Land Size: 281 sqm approx

Agent Comments

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)

Agent Comments

3 1 2

Price: \$838,000

Method: Sold Before Auction

Date: 03/08/2021

Rooms: 4

Property Type: Unit

Land Size: 307 sqm approx



13/21 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 05/08/2021

Property Type: Townhouse (Res)



5/35-39 Bourke St RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$780,000

Method: Private Sale

Date: 25/06/2021

Property Type: Townhouse (Single)