

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

4/26 Halls Parade, Mitcham Vic 3132

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$911,500

Property Type Unit

Suburb Mitcham

Period - From 01/04/2024

to

30/06/2024

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	5/639 Canterbury Rd VERMONT 3133	\$800,000	03/07/2024
2	3/20 Mcghee Av MITCHAM 3132	\$870,000	04/06/2024
3	6/64-70 Doncaster East Rd MITCHAM 3132	\$810,000	15/04/2024

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:

02/08/2024 15:13



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2024: \$911,500

Comparable Properties



5/639 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Sold Before Auction

Date: 03/07/2024

Property Type: Unit

Land Size: 207 sqm approx



3/20 Mcghee Av MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$870,000

Method: Private Sale

Date: 04/06/2024

Property Type: Unit



6/64-70 Doncaster East Rd MITCHAM 3132
(REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 15/04/2024

Property Type: Townhouse (Single)