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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pi	rice							
Median price	\$911,500	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/04/2024	to	30/06/2024		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	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



McGrath





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)



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

Agent Comments

Agent Comments



Price: \$870,000



Price: \$870,000 Method: Private Sale Date: 04/06/2024 Property Type: Unit

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

Price: \$810,000 Method: Private Sale Date: 15/04/2024 Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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