

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

1/24 Mountfield Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$820,900

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2024

to

31/03/2024

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	1d Alern Ct NUNAWADING 3131	\$1,015,000	13/04/2024
2	5/11 Cherry Gr DONVALE 3111	\$850,000	18/05/2024
3	12/21 Doncaster East Rd MITCHAM 3132	\$820,000	20/02/2024

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:

01/07/2024 17:04



 3  2  1

Property Type: Townhouse

Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price

\$999,000

Median Unit Price

March quarter 2024: \$820,900

Comparable Properties



1d Alern Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

Land Size: 176 sqm approx



5/11 Cherry Gr DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$850,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)



12/21 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$820,000

Method: Private Sale

Date: 20/02/2024

Property Type: Townhouse (Res)