

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 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2022

to 30/09/2022

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	1/4-6 Rotherwood Av MITCHAM 3132	\$615,000	30/08/2022
2	3/39 Percy St MITCHAM 3132	\$545,000	03/08/2022
3	4/2-4 Creek Rd MITCHAM 3132	\$450,000	30/11/2022

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:

14/12/2022 11:44



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Property Type: Unit
Land Size: 91 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
September quarter 2022: \$805,000

Comparable Properties



1/4-6 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$615,000
Method: Private Sale
Date: 30/08/2022
Property Type: Unit
Land Size: 146 sqm approx



3/39 Percy St MITCHAM 3132 (REI)

Agent Comments

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Price: \$545,000
Method: Private Sale
Date: 03/08/2022
Property Type: Unit



4/2-4 Creek Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$450,000
Method: Private Sale
Date: 30/11/2022
Property Type: Unit