

# 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

4/486 - 488 Mitcham Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$859,999 Property Type Unit Suburb Mitcham

Period - From 01/04/2021 to 31/03/2022 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	2/17 Quarry Rd MITCHAM 3132	\$830,000	09/04/2022
2	1/17 Quarry Rd MITCHAM 3132	\$818,000	12/03/2022
3			

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:

02/05/2022 23:13



 2   
  2   
  2

**Property Type:** Unit**Land Size:** 266 sqm approx**Agent Comments****Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending March 2022: \$859,999

## Comparable Properties

**2/17 Quarry Rd MITCHAM 3132 (REI)****Agent Comments**

 2   
  1   
  2

**Price:** \$830,000**Method:** Auction Sale**Date:** 09/04/2022**Property Type:** Unit**1/17 Quarry Rd MITCHAM 3132 (REI/VG)****Agent Comments**

 2   
  1   
  2

**Price:** \$818,000**Method:** Auction Sale**Date:** 12/03/2022**Property Type:** Unit

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.

**Account - O'Brien Real Estate Vermont | P: 03 9087 1087**