# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 4/486 - 488 Mitcham Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$859,999	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/04/2021	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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.

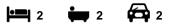
This Statement of Information was prepared on:

02/05/2022 23:13



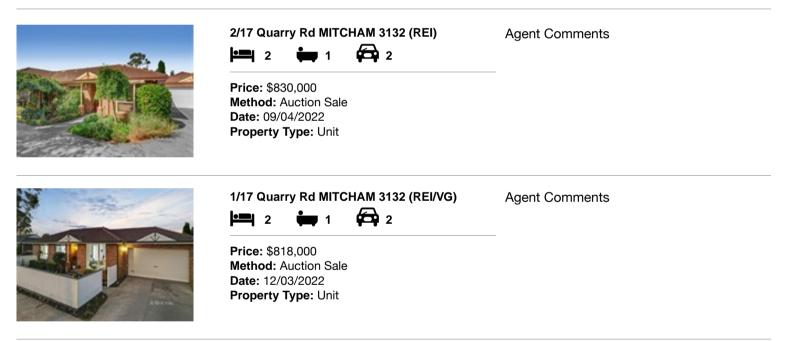






Property Type: Unit Land Size: 266 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending March 2022: \$859,999

# **Comparable Properties**



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

propertydata



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