

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

4/41 Mcdowall Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$951,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

14/08/2022

to

13/08/2023

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	1/41 Mcdowall St MITCHAM 3132	\$795,000	13/06/2023
2	9/385 Mitcham Rd MITCHAM 3132	\$762,000	06/05/2023
3	3/41 Mcdowall St MITCHAM 3132	\$715,000	27/07/2023

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:

14/08/2023 15:15



 2  2  1

Property Type: Townhouse (Res)

Land Size: 97 sqm approx

Agent Comments

Indicative Selling Price

\$725,000

Median Townhouse Price

14/08/2022 - 13/08/2023: \$951,000

Comparable Properties



1/41 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

 2  2  1

Price: \$795,000

Method: Private Sale

Date: 13/06/2023

Property Type: Townhouse (Res)



9/385 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  2  2

Price: \$762,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)



3/41 Mcdowall St MITCHAM 3132 (REI)

Agent Comments

 2  2  1

Price: \$715,000

Method: Private Sale

Date: 27/07/2023

Property Type: Townhouse (Single)