

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

24 Victoria Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$758,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2019

to

31/12/2019

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	3/377 Mitcham Rd MITCHAM 3132	\$779,200	29/02/2020
2	2/7-11 Moresby St MITCHAM 3132	\$750,000	01/02/2020
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:

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Property Type: House
Land Size: 420.786 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
December quarter 2019: \$758,000

Comparable Properties



3/377 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$779,200
Method: Auction Sale
Date: 29/02/2020
Property Type: Unit



2/7-11 Moresby St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$750,000
Method: Auction Sale
Date: 01/02/2020
Rooms: 6
Property Type: Unit
Land Size: 356 sqm approx

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. The other local 2 bedroom unit sales are older in presentation, part of a block of units, or on smaller land