

# 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

2/22 Warnes 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)

Single price

\$858,000

### Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/04/2020

to

31/03/2021

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	3/6 Harrison St MITCHAM 3132	\$854,000	13/04/2021
2	2/69 Cochrane St MITCHAM 3132	\$851,000	08/05/2021
3	6/21 Burnett St MITCHAM 3132	\$840,000	06/05/2021

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:

17/05/2021 12:22



 3    2    1

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 172 sqm approx

Agent Comments

**Indicative Selling Price**

\$858,000

**Median Unit Price**

Year ending March 2021: \$762,500

## Comparable Properties



**3/6 Harrison St MITCHAM 3132 (REI)**

Agent Comments

 3    1    1

**Price:** \$854,000

**Method:** Auction Sale

**Date:** 13/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx



**2/69 Cochrane St MITCHAM 3132 (REI)**

Agent Comments

 3    2    1

**Price:** \$851,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx



**6/21 Burnett St MITCHAM 3132 (REI)**

Agent Comments

 2    1    1

**Price:** \$840,000

**Method:** Sold Before Auction

**Date:** 06/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 239 sqm approx