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

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Including suburb and postcode

Address 2/22 Warnes Road, Mitcham Vic 3132

Indicative selling price

Period - From 01/04/2020

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price \$858,000										
Median sale p	edian sale price									
Median price	\$762,500	Property Type	Unit	Suburb	Mitcham					

Comparable property sales (*Delete A or B below as applicable)

to

31/03/2021

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









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) **D** 1



Price: \$854,000 Method: Auction Sale Date: 13/04/2021 Property Type: Townhouse (Res) Land Size: 140 sqm approx

Agent Comments



Price: \$851,000 Method: Auction Sale Date: 08/05/2021 Property Type: Townhouse (Res)

Land Size: 293 sqm approx

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- 3

2/69 Cochrane St MITCHAM 3132 (REI)



6/21 Burnett St MITCHAM 3132 (REI)





Price: \$840.000 Method: Sold Before Auction Date: 06/05/2021 Property Type: Townhouse (Res) Land Size: 239 sqm approx

Agent Comments

Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.