

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

28/520 Mitcham Road Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2/110A Heatherdale Road Mitcham VIC 3132	\$690,000	13-Dec-20
12/520 Mitcham Road Mitcham VIC 3132	\$695,000	13-Nov-20

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 6 months.

This Statement of Information was prepared on: 17 February 2021



**2/110A Heatherdale Road Mitcham
VIC 3132**

2 1 1

Sold Price

^{RS} **\$690,000** Sold Date **13-Dec-20**

Distance **1.71km**



**12/520 Mitcham Road Mitcham VIC
3132**

2 1 1

Sold Price

\$695,000 Sold Date **13-Nov-20**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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