

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 2/668-670 Mitcham Road, Vermont Vic 3133

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$806,000 Property Type Unit Suburb Vermont

Period - From 01/10/2019 to 30/09/2020 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	3/63 Lucknow St MITCHAM 3132	\$820,000	28/11/2020
2	1/7 Orient Av MITCHAM 3132	\$815,000	09/11/2020
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: 15/01/2021 10:16



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median Unit Price

Year ending September 2020: \$806,000

Comparable Properties



3/63 Lucknow St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$820,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Unit



1/7 Orient Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$815,000

Method: Private Sale

Date: 09/11/2020

Property Type: Unit

Land Size: 332 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.