

# 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 Unit 9/486-488 Mitcham Road, Mitcham 3132

### Indicative selling price

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

Single price \$\* or range between \$795,000 \$874,000

### Median sale price

Median price \$825,000 Property type Unit Suburb Mitcham

Period - From to 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. 1/34 Warnes Rd MITCHAM 3132	\$863,000	13.04.3034
2. 1/15 Victoria Av MITCHAM 3132	\$830,000	14.03.3032
3. 2/52 Vanbrook St FOREST HILL 3131	\$830,000	09.02.2-24

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: 21.07.2024