

## 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

201/339 MITCHAM 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) (\*Delete single price or range as applicable)

Single Price

\$349,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2021

to

31 Jul 2022

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

203/339 MITCHAM ROAD MITCHAM VIC 3132	\$333,000	11-May-22
202A/1 COLOMBO STREET MITCHAM VIC 3132	\$311,000	20-Feb-22
303A/1 COLOMBO STREET MITCHAM VIC 3132	\$312,500	17-Nov-21

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: 01 August 2022


**203/339 MITCHAM ROAD  
MITCHAM VIC 3132**
 1  1  1

Sold Price <sup>RS</sup> **\$333,000** <sup>UN</sup> Sold Date **11-May-22**

Distance **0km**

**202A/1 COLOMBO STREET  
MITCHAM VIC 3132**
 1  1  1

Sold Price **\$311,000** Sold Date **20-Feb-22**

Distance **0.32km**

**303A/1 COLOMBO STREET  
MITCHAM VIC 3132**
 1  1  1

Sold Price **\$312,500** Sold Date **17-Nov-21**

Distance **0.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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