

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

1/8 Willow Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$817,500

Property Type Unit

Suburb Mitcham

Period - From 01/10/2020

to 31/12/2020

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	1/52 Brunswick Rd MITCHAM 3132	\$605,000	07/11/2020
2	3/482-484 Mitcham Rd MITCHAM 3132	\$591,000	22/10/2020
3	4/52 Brunswick Rd MITCHAM 3132	\$575,000	23/11/2020

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:

16/01/2021 16:58

1/8 Willow Avenue, Mitcham Vic 3132



John Stack

9908 5700

0402 443 312

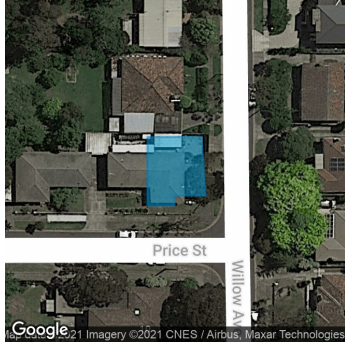
johnstack@jellisrcraig.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2020: \$817,500



2 1 1

Property Type: Unit

Land Size: 176 sqm approx

Agent Comments

Comparable Properties



1/52 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Auction Sale

Date: 07/11/2020

Property Type: Unit



3/482-484 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$591,000

Method: Sold Before Auction

Date: 22/10/2020

Rooms: 3

Property Type: Unit



4/52 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 23/11/2020

Property Type: Unit

Land Size: 162 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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.