

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

1/6 GLEN 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2021

to

31 May 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

2/4 JAMES AVENUE MITCHAM VIC 3132	\$990,500	09-Apr-22
7/35 HARRISON STREET MITCHAM VIC 3132	\$920,000	14-May-22
3/11 CHIPPEWA AVENUE DONVALE VIC 3111	\$880,000	17-Mar-22

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: 07 June 2022



2/4 JAMES AVENUE MITCHAM VIC 3132

Sold Price

^{RS}

\$990,500

Sold Date

09-Apr-22

3

2

2

Distance

1.47km



7/35 HARRISON STREET MITCHAM VIC 3132

Sold Price

^{RS}

\$920,000

^{UN}

Sold Date

14-May-22

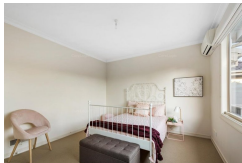
3

2

2

Distance

0.39km



3/11 CHIPPEWA AVENUE DONVALE VIC 3111

Sold Price

\$880,000

Sold Date

17-Mar-22

3

2

2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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