

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

1/52 BRUNSWICK 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/2 RUPERT STREET MITCHAM VIC 3132	\$690,000	03-Feb-24
1/1-3 CREST GROVE NUNAWADING VIC 3131	\$725,000	20-Nov-23
2/4 CHIPPEWA AVENUE DONVALE VIC 3111	\$710,000	08-Dec-23

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.~~

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2/2 RUPERT STREET MITCHAM VIC 3132

Sold Price

\$690,000 Sold Date **03-Feb-24**

2 1 1

Distance **0.33km**



1/1-3 CREST GROVE NUNAWADING VIC 3131

Sold Price

\$725,000 Sold Date **20-Nov-23**

2 1 1

Distance **1.67km**



2/4 CHIPPEWA AVENUE DONVALE VIC 3111

Sold Price

\$710,000 Sold Date **08-Dec-23**

2 1 1

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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