

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

26 Collina Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Mitcham

Period - From 01/07/2024

to 30/09/2024

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	63a Wattle Valley Rd MITCHAM 3132	\$910,000	20/09/2024
2	24 Peel St MITCHAM 3132	\$1,255,000	19/09/2024
3	9 Salvana Av MITCHAM 3132	\$1,056,000	18/05/2024

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:

21/10/2024 08:47



4
 2
 1

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 September quarter 2024: \$1,155,000

Comparable Properties



63a Wattle Valley Rd MITCHAM 3132 (REI)

Agent Comments

3
 1
 2

Price: \$910,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 674 sqm approx



24 Peel St MITCHAM 3132 (REI)

Agent Comments

3
 2
 2

Price: \$1,255,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx



9 Salvana Av MITCHAM 3132 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,056,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 605 sqm approx

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