

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

2/17 MCGHEE AVENUE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/3 COPPIN CLOSE MITCHAM VIC 3132	\$694,000	25-Oct-23
2/16 COOK ROAD MITCHAM VIC 3132	\$745,000	02-Oct-23
2/577 WHITEHORSE ROAD MITCHAM VIC 3132	\$703,000	28-Aug-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.~~

This Statement of Information was prepared on: 29 November 2023



3/3 COPPIN CLOSE MITCHAM VIC 3132

2 2 1

Sold Price

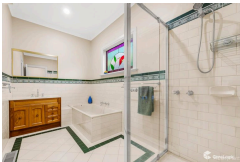
\$694,000

Sold Date

25-Oct-23

Distance

0.11km



2/16 COOK ROAD MITCHAM VIC 3132

2 1 1

Sold Price

\$745,000

Sold Date

02-Oct-23

Distance

0.64km



2/577 WHITEHORSE ROAD MITCHAM VIC 3132

2 1 1

Sold Price

\$703,000

Sold Date

28-Aug-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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