

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

1/20 Walter Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price

\$911,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/04/2024

to

30/06/2024

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	2/25-27 Deep Creek Rd MITCHAM 3132	\$890,000	17/06/2024
2	3/20 Mcghee Av MITCHAM 3132	\$870,000	04/06/2024
3	4/15 Harrison St MITCHAM 3132	\$916,200	25/05/2024

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:

16/08/2024 10:19



3 0 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
June quarter 2024: \$911,500

Comparable Properties



2/25-27 Deep Creek Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit
Land Size: 262 sqm approx



3/20 Mcghee Av MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$870,000
Method: Private Sale
Date: 04/06/2024
Property Type: Unit



4/15 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$916,200
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit