

# 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

3/2 Walker Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$740,000

Property Type Unit

Suburb Mitcham

Period - From 31/10/2023

to

30/10/2024

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	3/14-16 Mcghee Av MITCHAM 3132	\$600,000	03/08/2024
2	8/24 Harrison St MITCHAM 3132	\$620,000	07/06/2024
3	1/77 Rooks Rd MITCHAM 3132	\$650,000	04/06/2024

**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:

31/10/2024 16:54

3/2 Walker Avenue, Mitcham Vic 3132



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**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

31/10/2023 - 30/10/2024: \$740,000



2 1 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/14-16 Mcghee Av MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Unit



**8/24 Harrison St MITCHAM 3132 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$620,000

**Method:** Sold Before Auction

**Date:** 07/06/2024

**Property Type:** Unit



**1/77 Rooks Rd MITCHAM 3132 (VG)**

**Agent Comments**

2 - -

**Price:** \$650,000

**Method:** Sale

**Date:** 04/06/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Ross-Hunt Surrey Hills** | P: (03) 9830 4044



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