

## 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

201A/1 COLOMBO STREET MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$887,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Oct 2023

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 219B/1 COLOMBO STREET MITCHAM VIC 3132          | \$295,000 | 24-Oct-24 |
| 410A/1 COLOMBO STREET MITCHAM VIC 3132          | \$275,000 | 06-Sep-24 |
| 410/193-195 SPRINGVALE ROAD NUNAWADING VIC 3131 | \$310,000 | 18-Jul-24 |

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 October 2024

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**219B/1 COLOMBO STREET  
MITCHAM VIC 3132**

 1  1  1

Sold Price

<sup>RS</sup>

**\$295,000**

Sold Date

**24-Oct-24**

Distance

**0km**



**410A/1 COLOMBO STREET  
MITCHAM VIC 3132**

 1  1  1

Sold Price

**\$275,000**

Sold Date

**06-Sep-24**

Distance

**0km**



**410/193-195 SPRINGVALE ROAD  
NUNAWADING VIC 3131**

 1  1  1

Sold Price

**\$310,000**

Sold Date

**18-Jul-24**

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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