

## 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

Brand new 3 townhouse bedroom plus study 2.5  
bathrooms 2 car garage 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

\$1,270,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Dec 2022

to

30 Nov 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

1/12 MILNE STREET MITCHAM VIC 3132	\$1,258,000	01-Sep-22
2/18 ENDEAVOUR STREET MITCHAM VIC 3132	\$1,350,000	26-Nov-22

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: 07 December 2023

**1/12 MILNE STREET MITCHAM VIC  
3132**

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Sold Price

**\$1,258,000**

Sold Date

**01-Sep-22**

Distance

**1.7km****2/18 ENDEAVOUR STREET  
MITCHAM VIC 3132**

🛏️ 4 🚿 3 🚗 2

Sold Price

**\$1,350,000**

Sold Date

**26-Nov-22**

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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