

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

34A Deakin Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$767,500

Property Type Unit

Suburb Mitcham

Period - From 05/10/2020

to

04/10/2021

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	3/10 Cherry Gr DONVALE 3111	\$700,000	14/04/2021
2			
3			

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:

05/10/2021 01:28



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Property Type: Unit
Land Size: 334 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$737,000
Median Unit Price
05/10/2020 - 04/10/2021: \$767,500

Comparable Properties



3/10 Cherry Gr DONVALE 3111 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 14/04/2021
Property Type: Unit

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.