

# 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

1/490 Mitcham Road, Mitcham Vic 3132

### Indicative selling price

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

Single price

\$860,000

### Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2021

to

31/03/2021

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	2/69 Cochrane St MITCHAM 3132	\$851,000	08/05/2021
2	4/463 Mitcham Rd MITCHAM 3132	\$860,000	20/03/2021
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:

03/07/2021 10:21

1/490 Mitcham Road, Mitcham Vic 3132



**PhilipWebb**

Michael Webb

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**Indicative Selling Price**

\$860,000

**Median Unit Price**

March quarter 2021: \$762,500



3 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/69 Cochrane St MITCHAM 3132 (REI)**

Agent Comments

3 2 1

**Price:** \$851,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx



**4/463 Mitcham Rd MITCHAM 3132 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$860,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Unit

**Land Size:** 331 sqm approx

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.

**Account - Philip Webb**



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.