

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

601B/1 COLOMBO STREET MITCHAM VIC 3132

Indicative selling price

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

Single Price

or range
between

\$270,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Dec 2023

to

30 Nov 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

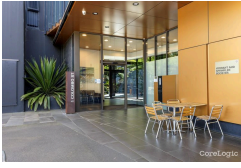
201A/1 COLOMBO STREET MITCHAM VIC 3132	\$290,000	29-Nov-24
410A/1 COLOMBO STREET MITCHAM VIC 3132	\$275,000	06-Sep-24
421B/1 COLOMBO STREET MITCHAM VIC 3132	\$275,000	19-Nov-24

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: 24 December 2024

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**201A/1 COLOMBO STREET
MITCHAM VIC 3132**

 1  1  1

Sold Price ^{RS} **\$290,000** Sold Date **29-Nov-24**

Distance **0.04km**



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

 1  1  1

Sold Price **\$275,000** Sold Date **06-Sep-24**

Distance **0.04km**



**421B/1 COLOMBO STREET
MITCHAM VIC 3132**

 1  1  1

Sold Price ^{RS} **\$275,000** ^{UN} Sold Date **19-Nov-24**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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