

# 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

3/377 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)

Range between \$630,000

&

\$680,000

### Median sale price

Median price \$758,000

Property Type Unit

Suburb Mitcham

Period - From 01/10/2019

to 31/12/2019

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	2a Walter St MITCHAM 3132	\$723,000	26/10/2019
2	2/3 Halls Pde MITCHAM 3132	\$681,000	03/10/2019
3	3/21 Forster St MITCHAM 3132	\$647,500	30/11/2019

**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:

21/02/2020 16:04



2   1   1

**Property Type:** Unit  
**Land Size:** 210 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$680,000  
**Median Unit Price**  
December quarter 2019: \$758,000

## Comparable Properties



**2a Walter St MITCHAM 3132 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$723,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** Unit  
**Land Size:** 297 sqm approx



**2/3 Halls Pde MITCHAM 3132 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$681,000  
**Method:** Private Sale  
**Date:** 03/10/2019  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



**3/21 Forster St MITCHAM 3132 (REI)**

**Agent Comments**

2   1   1

**Price:** \$647,500  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** Unit  
**Land Size:** 260 sqm approx