# 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

Address to be advised, Mitcham 3132

#### Indicative selling price

Period-from

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

Single Price		or ran betwe	JI.ZZU.UUU	&	\$1,380,000
<b>Median sale price</b> (*Delete house or unit as ap	plicable)				
Median Price	\$1,205,000	Property type	Unit	Suburb	Mitcham

#### Comparable property sales (\*Delete A or B below as applicable)

29/08/2021

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.

to

29/08/2022

Address of comparable property	Price	Date of sale
2/10 Carween Avenue, Mitcham, Vic 3132	from 1.1Mil	For Sale
8 Moresby Street Mitcham VIC 3132	\$1,251,000	27/08/2022
1/491 Mitcham Road, Mitcham VIC 3132	\$1,000,500	06/07/2022

#### 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.

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Source



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