

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

10 Cochrane 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

\$1,080,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,127,500

Property type

House

Suburb

Mitcham

Period-from

01 Aug 2020

to

31 Jul 2021

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

2 Fellows Street Mitcham VIC 3132	\$1,098,000	27-Mar-21
5 Deakin Street Mitcham VIC 3132	\$1,095,000	26-Jun-21
18 Cochrane Street Mitcham VIC 3132	\$1,005,000	15-May-21

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.~~

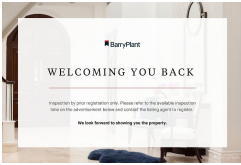
This Statement of Information was prepared on: 23 August 2021



2 Fellows Street Mitcham VIC 3132 Sold Price **\$1,098,000** Sold Date **27-Mar-21**

 3  1  1

Distance **1.23km**



5 Deakin Street Mitcham VIC 3132 Sold Price ^{RS} **\$1,095,000** Sold Date **26-Jun-21**

 3  1  1

Distance **1.25km**



18 Cochrane Street Mitcham VIC 3132 Sold Price **\$1,005,000** Sold Date **15-May-21**

 3  2  2

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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