

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

7/2-4 Creek Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$817,500

Property Type Unit

Suburb Mitcham

Period - From 01/10/2020

to 31/12/2020

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 | 1/11 Luckie St NUNAWADING 3131 | \$550,000 | 18/12/2020 |
| 2 | 7/513 Mitcham Rd VERMONT 3133 | \$550,000 | 30/01/2021 |
| 3 | 3/2 Lasiandra Av NUNAWADING 3131 | \$500,000 | 06/11/2020 |

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:

25/03/2021 09:09



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2020: \$817,500

Comparable Properties



1/11 Luckie St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 18/12/2020

Property Type: Unit



7/513 Mitcham Rd VERMONT 3133 (REI)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Unit

Land Size: 76 sqm approx



3/2 Lasiandra Av NUNAWADING 3131 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 06/11/2020

Property Type: Flat/Unit/Apartment (Res)