

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

4/52 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price

\$716,250

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2019

to

30/09/2020

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	1/52 Brunswick Rd MITCHAM 3132	\$605,000	07/11/2020
2	3/12 Orient Av MITCHAM 3132	\$570,000	12/05/2020
3	1/61 Doncaster East Rd MITCHAM 3132	\$542,000	04/08/2020

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:

10/11/2020 21:55



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending September 2020: \$716,250

Comparable Properties



1/52 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Auction Sale

Date: 07/11/2020

Property Type: Unit



3/12 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 12/05/2020

Property Type: Unit



1/61 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$542,000

Method: Private Sale

Date: 04/08/2020

Property Type: Unit

Land Size: 77 sqm approx