Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/1 Panel Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$821,800	Pro	pperty Type Un	nit		Suburb	Mitcham
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	40b Churinga Av MITCHAM 3132	\$861,000	11/11/2024
2	3/7 Moresby St MITCHAM 3132	\$820,800	12/10/2024
3	1/702 Whitehorse Rd MITCHAM 3132	\$830,000	24/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/02/2025 18:11
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Property Type: Unit Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median Unit Price** Year ending December 2024: \$821,800

Comparable Properties



40b Churinga Av MITCHAM 3132 (REI/VG)

Price: \$861,000

Method: Sold Before Auction

Date: 11/11/2024 Property Type: Unit

Land Size: 289 sqm approx

Agent Comments

3/7 Moresby St MITCHAM 3132 (VG)



Agent Comments

Price: \$820,800 Method: Sale Date: 12/10/2024

Property Type: Flat/Unit/Apartment (Res)

1/702 Whitehorse Rd MITCHAM 3132 (REI/VG)



Price: \$830,000 Method: Private Sale Date: 24/09/2024 Property Type: Unit

Land Size: 380 sqm approx

Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087





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