

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

1/13 Premier Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,040,500

Property Type Townhouse

Suburb Mitcham

Period - From 25/09/2023

to

24/09/2024

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	2a Lower Ct NUNAWADING 3131	\$1,108,000	14/09/2024
2	2a Marleigh St VERMONT 3133	\$1,110,000	14/09/2024
3	1/24 Carween Av MITCHAM 3132	\$1,303,000	03/08/2024

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:

25/09/2024 21:18



3
 2
 2

Property Type: Townhouse

Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

25/09/2023 - 24/09/2024: \$1,040,500

Comparable Properties



2a Lower Ct NUNAWADING 3131 (REI)

Agent Comments

3
 2
 2

Price: \$1,108,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 269 sqm approx



2a Marleigh St VERMONT 3133 (REI)

Agent Comments

3
 2
 2

Price: \$1,110,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 222 sqm approx



1/24 Carween Av MITCHAM 3132 (REI)

Agent Comments

3
 2
 2

Price: \$1,303,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)

Land Size: 340 sqm approx