Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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2/16 Cook Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$706,500	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	21/09/2022	to	20/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/5 Longland Rd MITCHAM 3132	\$728,500	16/09/2023
2	2/577 Whitehorse Rd MITCHAM 3132	\$703,000	01/09/2023
3	13/2 Chippewa Av MITCHAM 3132	\$695,000	15/07/2023

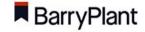
OR

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:	21/09/2023 11:29



Date of sale







Property Type: Closed Roads Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** 21/09/2022 - 20/09/2023: \$706,500

Comparable Properties



4/5 Longland Rd MITCHAM 3132 (REI)

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Price: \$728,500 Method: Auction Sale Date: 16/09/2023 Property Type: Unit

Agent Comments



2/577 Whitehorse Rd MITCHAM 3132 (REI)

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Agent Comments

Agent Comments

Price: \$703,000 Method: Private Sale Date: 01/09/2023 Property Type: Unit



13/2 Chippewa Av MITCHAM 3132 (REI/VG)

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Price: \$695.000 Method: Private Sale Date: 15/07/2023 Property Type: Unit

Land Size: 186 sqm approx





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