

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

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

Median sale price

Median price \$706,500 Property 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 | Price | 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



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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)

Agent Comments

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Price: \$728,500

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



2/577 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$703,000

Method: Private Sale

Date: 01/09/2023

Property Type: Unit



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

Agent Comments

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Price: \$695,000

Method: Private Sale

Date: 15/07/2023

Property Type: Unit

Land Size: 186 sqm approx

Account - Barry Plant | P: 03 9842 8888