

# 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

1A Talbot Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$1,020,000

### Median sale price

Median price \$851,000

Property Type Unit

Suburb Mitcham

Period - From 01/04/2021

to

30/06/2021

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	3/22 Warnes Rd MITCHAM 3132	\$1,022,000	30/06/2021
2	2/40 Carween Av MITCHAM 3132	\$985,000	26/06/2021
3	1 Autumn Gr MITCHAM 3132	\$940,000	17/04/2021

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:

12/10/2021 10:52



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$1,020,000  
**Median Unit Price**  
June quarter 2021: \$851,000

## Comparable Properties



**3/22 Warnes Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$1,022,000  
**Method:** Auction Sale  
**Date:** 30/06/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 272.83 sqm approx



**2/40 Carween Av MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** Unit  
**Land Size:** 380 sqm approx

**1 Autumn Gr MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** House (Res)

**Account - Philip Webb**