

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

2/1 James Avenue, MITCHAM, VIC 3132

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Unit Suburb Mitcham

Period - From 02/09/2023 to 01/09/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 3/ 126 Brunswick Rd, MITCHAM Vic	\$740,000	08/07/2024
2 4/ 22 Harrison St, Mitcham Vic	\$713,000	06/07/2024
3 25 Forster St, Mitcham Vic	\$722,000	03/07/2024

This Statement of Information was prepared on: 02/09/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.