

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

3/2 Walker Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 01/04/2021 to 31/03/2022 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	3/6 Rupert St MITCHAM 3132	\$759,000	25/05/2022
2	10a Edward St MITCHAM 3132	\$685,000	26/03/2022
3	2/19 Scott St MITCHAM 3132	\$650,000	11/06/2022

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:

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending March 2022: \$1,250,000

Comparable Properties



3/6 Rupert St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$759,000
Method: Private Sale
Date: 25/05/2022
Property Type: Unit
Land Size: 247 sqm approx



10a Edward St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit
Land Size: 206 sqm approx



2/19 Scott St MITCHAM 3132 (REI)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 11/06/2022
Rooms: 4
Property Type: Unit
Land Size: 107 sqm approx