

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

4/2-4 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/07/2022

to

30/09/2022

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 | 3/39 Percy St MITCHAM 3132 | \$545,000 | 03/08/2022 |
| 2 | 1/9 Brae Gr NUNAWADING 3131 | \$476,000 | 30/07/2022 |
| 3 | | | |

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:

28/10/2022 11:09



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$460,000

Median Unit Price

September quarter 2022: \$805,000

Comparable Properties



3/39 Percy St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 03/08/2022

Property Type: Unit



1/9 Brae Gr NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$476,000

Method: Auction Sale

Date: 30/07/2022

Rooms: 3

Property Type: Unit

Land Size: 82 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888