Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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	e \$460,000									
Median sale price										
Median price	\$805,000	Pro	operty Type	Unit			Suburb	Mitcham		
Period - From	01/07/2022	to	30/09/2022	!	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









Property Type: Unit Agent Comments

Indicative Selling Price \$460,000 Median Unit Price September quarter 2022: \$805,000

Comparable Properties



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.

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