

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

2/606 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$854,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/04/2023

to

30/06/2023

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	3/11 Aubrey St VERMONT 3133	\$692,000	23/05/2023
2			
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:

16/09/2023 13:22



 2  1  2

Property Type: Unit

Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

June quarter 2023: \$854,000

Comparable Properties



3/11 Aubrey St VERMONT 3133 (REI/VG)

Agent Comments

 2  1  1

Price: \$692,000

Method: Private Sale

Date: 23/05/2023

Property Type: Unit

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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