

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

1/12 Clive Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,330,000

&

\$1,430,000

Median sale price

Median price \$950,000

Property Type Townhouse

Suburb Mitcham

Period - From 12/07/2022

to

11/07/2023

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	2/3 Karwitha St VERMONT 3133	\$1,415,000	29/06/2023
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:

12/07/2023 09:16



 4  2  2

Property Type: Townhouse

Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price

\$1,330,000 - \$1,430,000

Median Townhouse Price

12/07/2022 - 11/07/2023: \$950,000

Comparable Properties



2/3 Karwitha St VERMONT 3133 (REI)

Agent Comments

 4  3  2

Price: \$1,415,000

Method: Sold Before Auction

Date: 29/06/2023

Property Type: Townhouse (Res)

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.