Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	611B/1 Colombo Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Single price \$305,000

Median sale price

Median price	\$796,000	Pro	perty Type U	nit		Suburb	Mitcham
Period - From	01/01/2022	to	31/03/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	202A/1 Colombo St MITCHAM 3132	\$311,000	20/02/2022
2	523B/1 Colombo St MITCHAM 3132	\$300,000	20/05/2022
3	105A/1 Colombo St MITCHAM 3132	\$300,000	23/02/2022

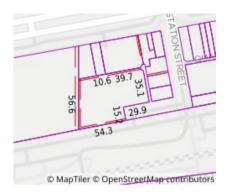
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/06/2022 10:12









Indicative Selling Price \$305,000 **Median Unit Price** March quarter 2022: \$796,000

Comparable Properties

202A/1 Colombo St MITCHAM 3132 (VG)

Price: \$311,000 Method: Sale Date: 20/02/2022

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

523B/1 Colombo St MITCHAM 3132 (REI/VG)



Price: \$300,000 Method: Private Sale Date: 20/05/2022

Property Type: Apartment

Agent Comments







Price: \$300.000 Method: Sale Date: 23/02/2022

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

Account - Philip Webb



