

# 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

611B/1 Colombo Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$305,000

### Median sale price

Median price

\$796,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2022

to

31/03/2022

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	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 comparable properties 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



**Property Type:**  
Agent Comments

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

## Comparable Properties

**202A/1 Colombo St MITCHAM 3132 (VG)**

Agent Comments



**Price:** \$311,000  
**Method:** Sale  
**Date:** 20/02/2022  
**Property Type:** Subdivided Flat - Single OYO Flat



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

Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 20/05/2022  
**Property Type:** Apartment

**105A/1 Colombo St MITCHAM 3132 (VG)**

Agent Comments



**Price:** \$300,000  
**Method:** Sale  
**Date:** 23/02/2022  
**Property Type:** Subdivided Flat - Single OYO Flat

**Account - Philip Webb**