#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	123b/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 \$300,000

#### Median sale price

Median price	\$820,000	Pro	perty Type Un	it		Suburb	Mitcham
Period - From	13/02/2024	to	12/02/2025	Sc	ource	Property	/ Data

#### 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

Aut	Address of comparable property		Date of Sale
1	102/193-195 Springvale Rd NUNAWADING 3131	\$300,000	22/01/2025
2	301/193-195 Springvale Rd NUNAWADING 3131	\$310,000	13/12/2024
3	219B/1 Colombo St MITCHAM 3132	\$295,000	24/10/2024

#### 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:	13/02/2025 13:08



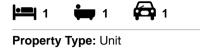
Date of sale

## **McGrath**

Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$300,000 Median Unit Price 13/02/2024 - 12/02/2025: \$820,000





**Agent Comments** 

## Comparable Properties



102/193-195 Springvale Rd NUNAWADING 3131 (REI)

Price: \$300,000 Method: Private Sale Date: 22/01/2025

Property Type: Apartment

Agent Comments



301/193-195 Springvale Rd NUNAWADING 3131 (REI)

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Price: \$310,000 Method: Private Sale Date: 13/12/2024

Property Type: Apartment

**Agent Comments** 



219B/1 Colombo St MITCHAM 3132 (REI/VG)

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Price: \$295,000 Method: Private Sale Date: 24/10/2024

Property Type: Apartment

**Agent Comments** 





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