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	Address to be advised, Mitcham 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,220,000	&	$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,205,000	Property type	Unit	Suburb	Mitcham
Period-from	29/08/2021	to	29/08/2022	Source	Corelogic

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 6 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
2/10 Carween Avenue, Mitcham, Vic 3132	from 1.1Mil	For Sale
8 Moresby Street Mitcham VIC 3132	$1,251,000	27/08/2022
1/491 Mitcham Road, Mitcham VIC 3132	$1,000,500	06/07/2022

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 6 months.

This Statement of Information was prepared on: 04 November 2021