

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

1/11 Basingstoke Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$740,000 & \$800,000

Median sale price

Median price \$817,500 Property Type Unit Suburb Mitcham

Period - From 23/01/2023 to 22/01/2024 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	1/3 Tasman Av NUNAWADING 3131	\$817,000	19/12/2023
2	4/1 Rupert St MITCHAM 3132	\$811,000	23/09/2023
3	271 Springfield Rd NUNAWADING 3131	\$702,000	06/10/2023

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:

23/01/2024 13:30

1/11 Basingstoke Road, Mitcham Vic 3132



 3  1  1

Rooms: 5
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$740,000 - \$800,000
Median Unit Price
23/01/2023 - 22/01/2024: \$817,500

Comparable Properties



1/3 Tasman Av NUNAWADING 3131 (REI)

 3  1  1

Price: \$817,000
Method: Private Sale
Date: 19/12/2023
Property Type: Unit

Agent Comments
superior



4/1 Rupert St MITCHAM 3132 (REI/VG)

 3  1  1

Price: \$811,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit

Agent Comments
superior



271 Springfield Rd NUNAWADING 3131 (REI/VG)

 3  1  1

Price: \$702,000
Method: Sold Before Auction
Date: 06/10/2023
Property Type: House (Res)
Land Size: 365 sqm approx

Agent Comments
inferior

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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