

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 ROTHERWOOD AVENUE MITCHAM VIC 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|--------------------------------------|-----------|-----------|
| 1/4 HARRISON STREET MITCHAM VIC 3132 | \$847,000 | 26-Mar-24 |
| 2/2 RUPERT STREET MITCHAM VIC 3132 | \$690,000 | 03-Feb-24 |
| 2/8 LISBETH AVENUE DONVALE VIC 3111 | \$823,000 | 01-Jun-24 |

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: 24 June 2024



**1/4 HARRISON STREET MITCHAM
VIC 3132**

Sold Price **\$847,000** Sold Date **26-Mar-24**

2 1 1

Distance **0.79km**



**2/2 RUPERT STREET MITCHAM VIC
3132**

Sold Price **\$690,000** Sold Date **03-Feb-24**

2 1 1

Distance **1.59km**



**2/8 LISBETH AVENUE DONVALE
VIC 3111**

Sold Price ^{RS} **\$823,000** Sold Date **01-Jun-24**

2 1 1

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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