

# 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

1/20 Ferguson 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)

Range between \$680,000 & \$730,000

### Median sale price

Median price \$716,500 Property Type Unit Suburb Mitcham

Period - From 10/01/2023 to 09/01/2024 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	4/5 Longland Rd MITCHAM 3132	\$728,500	16/09/2023
2	5/12 Ferguson St MITCHAM 3132	\$720,000	01/11/2023
3	3/41-43 Arlington St RINGWOOD 3134	\$645,000	14/06/2023

**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:

10/01/2024 12:55



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**Property Type:** Unit  
**Land Size:** 410 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$680,000 - \$730,000  
**Median Unit Price**  
 10/01/2023 - 09/01/2024: \$716,500

## Comparable Properties



**4/5 Longland Rd MITCHAM 3132 (REI/VG)**

Agent Comments

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**Price:** \$728,500  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Unit



**5/12 Ferguson St MITCHAM 3132 (REI)**

Agent Comments

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** Townhouse (Single)



**3/41-43 Arlington St RINGWOOD 3134 (REI)**

Agent Comments

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**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 14/06/2023  
**Property Type:** Unit  
**Land Size:** 146 sqm approx

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