

## 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

1/30 NYMPH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2022

to

31 Aug 2023

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

14/12 IRVINE STREET MITCHAM VIC 3132	\$910,000	24-May-23
3/4 WARNES ROAD MITCHAM VIC 3132	\$887,000	29-Jun-23
1/706 WHITEHORSE ROAD MITCHAM VIC 3132	\$945,000	07-Jul-23

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: 8 September 2023



**14/12 IRVINE STREET MITCHAM VIC 3132** Sold Price

**\$910,000** Sold Date **24-May-23**

3 2 2

Distance **0.46km**

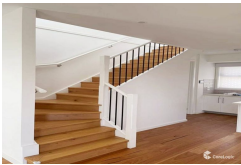


**3/4 WARNES ROAD MITCHAM VIC 3132** Sold Price

**\$887,000** Sold Date **29-Jun-23**

3 2 2

Distance **1.5km**



**1/706 WHITEHORSE ROAD MITCHAM VIC 3132**

Sold Price

**\$945,000** Sold Date **07-Jul-23**

3 2 2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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