

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

1/33-37 MCDOWALL STREET 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,000

Property type

Unit

Suburb

Mitcham

Period-from

01 May 2023

to

30 Apr 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

3A MORESBY STREET MITCHAM VIC 3132	\$1,220,000	24-Nov-23
519B MITCHAM ROAD VERMONT VIC 3133	\$1,170,000	15-Mar-24
31 CLOSTER AVENUE NUNAWADING VIC 3131	\$1,010,000	16-Mar-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: 17 May 2024



**3A MORESBY STREET MITCHAM
VIC 3132**

4 2 1

Sold Price **\$1,220,000** Sold Date **24-Nov-23**

Distance **0.92km**



**519B MITCHAM ROAD VERMONT
VIC 3133**

3 2 2

Sold Price **\$1,170,000** Sold Date **15-Mar-24**

Distance **1.9km**



**31 CLOSTER AVENUE
NUNAWADING VIC 3131**

3 1 -

Sold Price ^{RS} **\$1,010,000** Sold Date **16-Mar-24**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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