

# 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

1/34 Warnes Road, 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 \$840,000 & \$890,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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	1/49 Burnett St MITCHAM 3132	\$880,000	03/02/2024
2	8 Buxton Rd MITCHAM 3132	\$869,000	20/12/2023
3	22 Mcdowall St MITCHAM 3132	\$860,000	15/03/2024

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:

20/03/2024 09:56



 3  1  1

**Property Type:** Unit

**Land Size:** 350 sqm approx

**Agent Comments**

## Comparable Properties



1/49 Burnett St MITCHAM 3132 (REI)

**Agent Comments**

 3  1  4

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 482 sqm approx



8 Buxton Rd MITCHAM 3132 (REI/VG)

**Agent Comments**

 3  1  1

**Price:** \$869,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House

**Land Size:** 364 sqm approx



22 Mcdowall St MITCHAM 3132 (REI)

**Agent Comments**

 3  1  2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 447 sqm approx