### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	1/34 Warnes Road, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

nalige between \$640,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$840,000	&	\$890,000
--	---------------	-----------	---	-----------

#### Median sale price

Median price	\$820,000	Pro	perty 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

Add	dress 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 comparableproperties 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

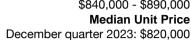




Luke Banitsiotis 03 9894 1000 0402 261 116 Ibanitsiotis@woodards.com.au

> \$840,000 - \$890,000 **Median Unit Price**

**Indicative Selling Price** 





### Property Type: Unit Land Size: 350 sqm approx

Agent Comments

## Comparable Properties



1/49 Burnett St MITCHAM 3132 (REI)

**-**3

**6** 

Price: \$880.000 Method: Auction Sale Date: 03/02/2024

Property Type: House (Res) Land Size: 482 sqm approx **Agent Comments** 



8 Buxton Rd MITCHAM 3132 (REI/VG)

**-**3



Price: \$869.000 Method: Private Sale Date: 20/12/2023 Property Type: House Land Size: 364 sqm approx **Agent Comments** 



22 Mcdowall St MITCHAM 3132 (REI)





Price: \$860,000 **Method:** Private Sale Date: 15/03/2024 Property Type: House Land Size: 447 sqm approx **Agent Comments** 

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



