

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

1/4-6 ROTHERWOOD AVENUE 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

\$650,000

&

\$715,000

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

11/2 CHIPPEWA AVENUE MITCHAM VIC 3132	\$655,000	24-Jan-24
2/4 CHIPPEWA AVENUE DONVALE VIC 3111	\$710,000	08-Dec-23
2/2 RUPERT STREET MITCHAM VIC 3132	\$690,000	03-Feb-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: 07 May 2024



11/2 CHIPPEWA AVENUE MITCHAM VIC 3132 Sold Price **\$655,000** Sold Date **24-Jan-24**

 2  1  1

Distance **0.24km**



2/4 CHIPPEWA AVENUE DONVALE VIC 3111 Sold Price **\$710,000** Sold Date **08-Dec-23**

 2  1  1

Distance **0.31km**



2/2 RUPERT STREET MITCHAM VIC 3132 Sold Price **\$690,000** Sold Date **03-Feb-24**

 2  1  1

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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