

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

1/52 BRUNSWICK ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,250

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2023

to

29 Feb 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

15/55-57 DONCASTER EAST ROAD MITCHAM VIC 3132	\$620,000	03-Feb-24
11/2 CHIPPEWA AVENUE MITCHAM VIC 3132	\$655,000	24-Jan-24
4/40 DUDLEY STREET MITCHAM VIC 3132	\$665,000	21-Oct-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: 25 March 2024



15/55-57 DONCASTER EAST ROAD MITCHAM VIC 3132 Sold Price **\$620,000** Sold Date **03-Feb-24**

 2  1  1

Distance **0.72km**



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

 2  1  1

Distance **1.53km**



4/40 DUDLEY STREET MITCHAM VIC 3132 Sold Price **\$665,000** Sold Date **21-Oct-23**

 2  1  1

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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