

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

1/7 PRINCE EDWARD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Feb 2023

to

31 Jan 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

2/11 WOODSIDE AVENUE RINGWOOD VIC 3134	\$745,000	09-Jan-24
506/42B NELSON STREET RINGWOOD VIC 3134	\$770,000	17-Jan-24
2/10 GARDEN AVENUE MITCHAM VIC 3132	\$738,000	11-Dec-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: 29 February 2024

**2/11 WOODSIDE AVENUE
RINGWOOD VIC 3134**

3 1 3

Sold Price

RS

\$745,000

Sold Date

09-Jan-24

Distance

1.49km**506/42B NELSON STREET
RINGWOOD VIC 3134**

3 2 2

Sold Price

RS

\$770,000

Sold Date

17-Jan-24

Distance

0.83km**2/10 GARDEN AVENUE MITCHAM
VIC 3132**

3 1 1

Sold Price

\$738,000

Sold Date

11-Dec-23

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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