

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

1/71 ROOKS 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

\$900,000

&

\$990,000

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

| | | |
|--------------------------------------|-------------|-----------|
| 1/9 HAROS AVENUE NUNAWADING VIC 3131 | \$1,020,000 | 23-Sep-23 |
| 1/2 HAROS AVENUE NUNAWADING VIC 3131 | \$1,095,000 | 09-Dec-23 |
| 2/11 SIMPSON STREET MITCHAM VIC 3132 | \$1,006,000 | 16-Sep-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: 19 February 2024

**1/9 HAROS AVENUE
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,020,000** Sold Date **23-Sep-23**Distance **0.86km****1/2 HAROS AVENUE
NUNAWADING VIC 3131**

3 2 1

Sold Price ^{RS} **\$1,095,000** Sold Date **09-Dec-23**Distance **0.94km****2/11 SIMPSON STREET MITCHAM
VIC 3132**

3 1 2

Sold Price **\$1,006,000** Sold Date **16-Sep-23**Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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