

## 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 AMBOINA AVENUE MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,203,700

Property type

House

Suburb

Mitcham

Period-from

04 Sep 2023

to

04 Mar 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

6 ROWAN STREET VERMONT VIC 3133	\$950,000	21-Nov-23
86 PURCHES STREET MITCHAM VIC 3132	\$1,020,000	16-Dec-23
18 MOUNTFIELD ROAD MITCHAM VIC 3132	\$1,019,000	03-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: 04 March 2024



**6 ROWAN STREET VERMONT VIC 3133**

Sold Price

**\$950,000**

Sold Date

**21-Nov-23**

3

1

2

Distance

**1.8km**



**86 PURCHES STREET MITCHAM VIC 3132**

Sold Price

<sup>RS</sup>

**\$1,020,000**

Sold Date

**16-Dec-23**

3

1

2

Distance

**1.23km**



**18 MOUNTFIELD ROAD MITCHAM VIC 3132**

Sold Price

**\$1,019,000**

Sold Date

**03-Oct-23**

3

1

1

Distance

**1.93km**

RS = Recent sale

UN = Undisclosed Sale

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