

# 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

11/2 Chippewa 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$808,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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 six 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	13/2 Chippewa Av MITCHAM 3132	\$695,000	15/07/2023
2	15/2 Chippewa Av MITCHAM 3132	\$643,200	28/10/2023
3	1/61 Doncaster East Rd MITCHAM 3132	\$555,000	07/09/2023

**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 six months.~~

This Statement of Information was prepared on:

13/12/2023 12:32



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**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

September quarter 2023: \$808,000

## Comparable Properties



**13/2 Chippewa Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**Price:** \$695,000

**Method:** Private Sale

**Date:** 15/07/2023

**Property Type:** Unit

**Land Size:** 186 sqm approx



**15/2 Chippewa Av MITCHAM 3132 (REI)**

**Agent Comments**

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**Price:** \$643,200

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Unit

**Land Size:** 194 sqm approx



**1/61 Doncaster East Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 07/09/2023

**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**