## 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

126B/1 Colombo Street, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$420,000			
Median sale p	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	09/10/2022	to	08/10/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	335B/1 Colombo St MITCHAM 3132	\$420,000	17/08/2023
2	110a/1-19 Colombo St MITCHAM 3132	\$385,000	12/09/2023
3			

OR

**B**<sup>\*</sup> 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:

09/10/2023 16:06



126B/1 Colombo Street, Mitcham Vic 3132







Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 - \$420,000 Median Unit Price 09/10/2022 - 08/10/2023: \$701,000

# **Comparable Properties**



Price: \$420,000

335B/1 Colombo St MITCHAM 3132 (REI)

Method: Private Sale Date: 17/08/2023 Property Type: Apartment

Agent Comments

Agent Comments



2 1 1 1 Price: \$385.000

110a/1-19 Colombo St MITCHAM 3132 (REI)

Method: Private Sale Date: 12/09/2023 Property Type: Apartment

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.

Account - Barry Plant | P: 03 9842 8888

propertydata



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