## 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

14a Rotherwood Avenue, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$820,900	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	9/21 Doncaster East Rd MITCHAM 3132	\$1,105,000	26/11/2023
2	2/74 Chippewa Av DONVALE 3111	\$1,050,000	06/04/2024
3	1d Alern Ct NUNAWADING 3131	\$1,015,000	13/04/2024

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:

17/04/2024 09:48



14a Rotherwood Avenue, Mitcham Vic 3132

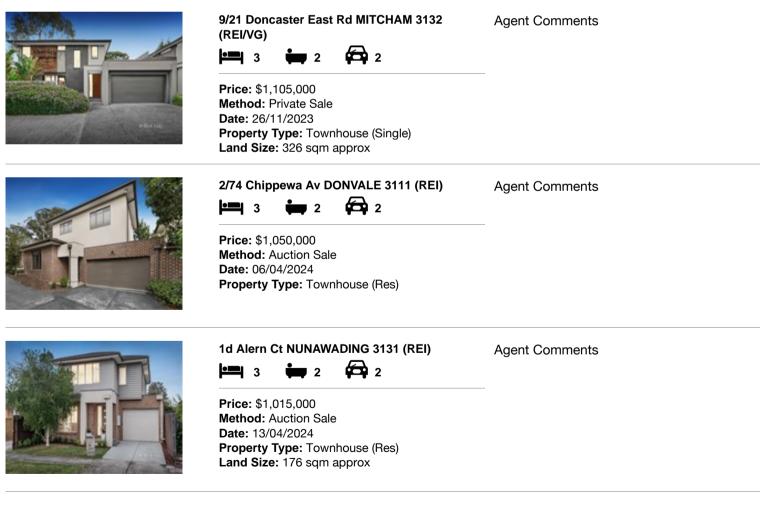






**Property Type:** townhouse **Land Size:** 277 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price March quarter 2024: \$820,900

# **Comparable Properties**



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



property data

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