

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

15 Parkway Lane, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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	1/49 Burnett St MITCHAM 3132	\$880,000	03/02/2024
2	2/243 Springvale Rd NUNAWADING 3131	\$855,000	11/12/2023
3	12/21 Doncaster East Rd MITCHAM 3132	\$820,000	20/02/2024

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:

22/03/2024 09:23



3 2 2

Property Type: Townhouse

Land Size: 175 sqm approx

Agent Comments

Comparable Properties



1/49 Burnett St MITCHAM 3132 (REI)

Agent Comments

3 1 4

Price: \$880,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 482 sqm approx



2/243 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Res)



12/21 Doncaster East Rd MITCHAM 3132 (REI) Agent Comments

3 2 1

Price: \$820,000

Method: Private Sale

Date: 20/02/2024

Property Type: Townhouse (Res)