

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

2/10 Garden Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$680,000 & \$740,000

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	4/5 Longland Rd MITCHAM 3132	\$728,500	16/09/2023
2	3/19 Percy St MITCHAM 3132	\$701,000	03/06/2023
3	2/16 Mount Pleasant Rd NUNAWADING 3131	\$686,000	21/10/2023

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:

12/11/2023 08:35



Property Type: Unit

Land Size: 273 sqm approx

Agent Comments

Comparable Properties



4/5 Longland Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$728,500

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



3/19 Percy St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$701,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



2/16 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$686,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit