

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

2/116 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$910,000

&

\$970,000

Median sale price

Median price

\$981,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

17/05/2023

to

16/05/2024

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	1/24 Forster St MITCHAM 3132	\$940,000	09/12/2023
2	2/53 Deep Creek Rd MITCHAM 3132	\$927,000	02/03/2024
3	3/575 Whitehorse Rd MITCHAM 3132	\$910,000	25/11/2023

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:

17/05/2024 11:48



 3  2  2

Property Type: Townhouse
Land Size: 183 sqm approx
 Agent Comments

Indicative Selling Price
 \$910,000 - \$970,000
Median Townhouse Price
 17/05/2023 - 16/05/2024: \$981,000

Comparable Properties



1/24 Forster St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  3

Price: \$940,000
Method: Private Sale
Date: 09/12/2023
Property Type: Townhouse (Single)
Land Size: 246 sqm approx



2/53 Deep Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$927,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)
Land Size: 168 sqm approx



3/575 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$910,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

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