

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 2/18 Rotherwood Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,230,000 Property Type House 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	3/18 Rotherwood Av MITCHAM 3132	\$1,500,000	23/03/2024
2	2/13 Deep Creek Rd MITCHAM 3132	\$1,400,000	10/01/2024
3	1/125 Brunswick Rd MITCHAM 3132	\$1,360,000	14/02/2024

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: 27/03/2024 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2023: \$1,230,000

Comparable Properties

3/18 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,500,000
Method:
Date: 23/03/2024
Property Type: Townhouse (Single)



2/13 Deep Creek Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 10/01/2024
Property Type: Townhouse (Single)
Land Size: 378 sqm approx



1/125 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,360,000
Method: Private Sale
Date: 14/02/2024
Property Type: Townhouse (Single)
Land Size: 366 sqm approx

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