

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

2/4 GLEN ROAD MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

1/235 MITCHAM ROAD MITCHAM VIC 3132	\$869,500	15-Apr-23
3/4 WARNES ROAD MITCHAM VIC 3132	\$887,000	29-Jun-23
3/17 FORSTER STREET MITCHAM VIC 3132	\$900,000	26-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 22 September 2023



**1/235 MITCHAM ROAD MITCHAM
VIC 3132**

 3  2  2

Sold Price

\$869,500

Sold Date

15-Apr-23

Distance

0.64km



**3/4 WARNES ROAD MITCHAM VIC
3132**

 3  2  2

Sold Price

\$887,000

Sold Date

29-Jun-23

Distance

1.48km



**3/17 FORSTER STREET MITCHAM
VIC 3132**

 3  2  2

Sold Price

^{RS}\$900,000

Sold Date

26-Aug-23

Distance

1.64km



**2/68 CARWEEN AVENUE
MITCHAM VIC 3132**

 3  2  2

Sold Price

\$968,000

Sold Date

14-May-23

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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