

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

2/410 Springfield Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$650,000 & \$715,000

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	2/4 Chippewa Av DONVALE 3111	\$710,000	08/12/2023
2	3/3 Coppin CI MITCHAM 3132	\$694,000	24/10/2023
3	5/4-6 Rotherwood Av MITCHAM 3132	\$680,000	17/10/2023

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:

02/02/2024 13:35



Property Type: Unit
Land Size: 238 sqm sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
December quarter 2023: \$820,000

Comparable Properties



2/4 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: Unit
Land Size: 257 sqm approx



3/3 Coppin Cl MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$694,000
Method: Private Sale
Date: 24/10/2023
Property Type: Unit



5/4-6 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 17/10/2023
Property Type: Townhouse (Single)
Land Size: 159 sqm approx