

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

2/467 MITCHAM 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jan 2023

to

31 Dec 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

3/3 COPPIN CLOSE MITCHAM VIC 3132	694000	25-Oct-23
4/41 MCDOWALL STREET MITCHAM VIC 3132	710000	25-Aug-23
3/41 MCDOWALL STREET MITCHAM VIC 3132	715000	26-Jul-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.~~

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Janssen Xiang
 P 03 9978 7872
 M 0411659290
 E janssen.xiang@gmail.com



3/3 COPPIN CLOSE MITCHAM VIC 3132

 2  2  1

Sold Price

694000

Sold Date

25-Oct-23

Distance

0.81km



4/41 MCDOWALL STREET MITCHAM VIC 3132

 2  2  1

Sold Price

RS 710000^{UN}

Sold Date

25-Aug-23

Distance

1.27km



3/41 MCDOWALL STREET MITCHAM VIC 3132

 2  2  1

Sold Price

715000

Sold Date

26-Jul-23

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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