

# 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

2/7 Walker Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,155,000

### Median sale price

Median price \$978,000 Property Type Townhouse Suburb Mitcham

Period - From 08/02/2023 to 07/02/2024 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	88A Brunswick Rd MITCHAM 3132	\$1,183,500	07/10/2023
2	6/38 Diosma Cr NUNAWADING 3131	\$1,140,000	06/02/2024
3	12/12 Short St VERMONT 3133	\$1,100,000	03/10/2023

**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: 08/02/2024 14:37



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2   2   2

**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 200 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median Townhouse Price**  
08/02/2023 - 07/02/2024: \$978,000

## Comparable Properties



**88A Brunswick Rd MITCHAM 3132 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,183,500  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 418 sqm approx



**6/38 Diosma Cr NUNAWADING 3131 (REI)**

Agent Comments

3   2   2

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 201 sqm approx



**12/12 Short St VERMONT 3133 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 03/10/2023  
**Property Type:** Townhouse (Single)

Account - Marshall White | P: 03 9822 9999



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