

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

219B/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$820,900 Property Type Unit Suburb Mitcham

Period - From 01/01/2024 to 31/03/2024 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	319B/1-19 Colombo St MITCHAM 3132	\$310,000	07/12/2023
2	212B/1-19 Colombo St MITCHAM 3132	\$283,000	29/04/2024
3			

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:

03/07/2024 09:25



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$290,000 - \$310,000
Median Unit Price
March quarter 2024: \$820,900

Comparable Properties



319B/1-19 Colombo St MITCHAM 3132 (REI)

Agent Comments

 1  1  1

Price: \$310,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



212B/1-19 Colombo St MITCHAM 3132 (REI)

Agent Comments

 1  1  1

Price: \$283,000

Method: Private Sale

Date: 29/04/2024

Property Type: Apartment

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.

Account - Barry Plant | P: 03 9842 8888