

# 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

3/10 Davison Street, 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 \$900,000 & \$990,000

### Median sale price

Median price \$951,000 Property Type Townhouse Suburb Mitcham

Period - From 06/12/2022 to 05/12/2023 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.

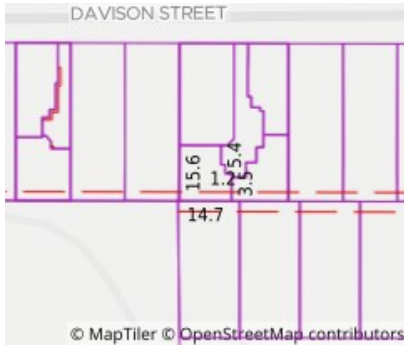
|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 6/1 Gordon Ct RINGWOOD 3134      | \$950,000 | 14/06/2023   |
| 2 | 1/712 Whitehorse Rd MITCHAM 3132 | \$920,000 | 11/11/2023   |
| 3 | 1/30 Nymph St MITCHAM 3132       | \$915,000 | 24/10/2023   |

**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:

06/12/2023 16:52



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**6/1 Gordon Ct RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 14/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx



**1/712 Whitehorse Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx



**1/30 Nymph St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$915,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Townhouse (Single)