

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

3/30 BRUNSWICK 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2022

to

31 Jul 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

3/19 PERCY STREET MITCHAM VIC 3132	\$701,000	03-Jun-23
4/75 DONCASTER EAST ROAD MITCHAM VIC 3132	\$685,000	04-Apr-23
3/10 QUARRY ROAD MITCHAM VIC 3132	\$636,000	11-Mar-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.~~

This Statement of Information was prepared on: 21 August 2023

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3/19 PERCY STREET MITCHAM VIC 3132

Sold Price

^{RS} **\$701,000**

Sold Date **03-Jun-23**

 2  1  1

Distance **0.17km**



4/75 DONCASTER EAST ROAD MITCHAM VIC 3132

Sold Price

\$685,000

Sold Date **04-Apr-23**

 2  1  2

Distance **0.43km**



3/10 QUARRY ROAD MITCHAM VIC 3132

Sold Price

\$636,000

Sold Date **11-Mar-23**

 2  1  2

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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