

## 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

3/38 COOK ROAD MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jul 2022

to

30 Jun 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

1/26 HARRISON STREET MITCHAM VIC 3132	\$810,000	18-Feb-23
6/43-45 MCDOWALL STREET MITCHAM VIC 3132	\$830,000	20-May-23
5/6 PERCY STREET MITCHAM VIC 3132	\$755,000	08-Oct-22

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: 06 July 2023



**1/26 HARRISON STREET MITCHAM  
VIC 3132**

Sold Price

**\$810,000**

Sold Date

**18-Feb-23**

 3  1  2

Distance

**0.2km**



**6/43-45 MCDOWALL STREET  
MITCHAM VIC 3132**

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**20-May-23**

 3  1  2

Distance

**0.55km**



**5/6 PERCY STREET MITCHAM VIC  
3132**

Sold Price

**\$755,000**

Sold Date

**08-Oct-22**

 3  2  2

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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