

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

322B/1 COLOMBO STREET 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2023

to

31 May 2024

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

123B/1 COLOMBO STREET MITCHAM VIC 3132	\$310,000	24-Apr-24
212B/1 COLOMBO STREET MITCHAM VIC 3132	\$283,000	29-Apr-24
207/193-195 SPRINGVALE ROAD NUNAWADING VIC 3131	\$320,000	21-Feb-24

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: 28 June 2024



**123B/1 COLOMBO STREET
MITCHAM VIC 3132**

1 1 1

Sold Price ^{RS} **\$310,000** ^{UN} Sold Date **24-Apr-24**

Distance **0km**



**212B/1 COLOMBO STREET
MITCHAM VIC 3132**

1 1 -

Sold Price ^{RS} **\$283,000** ^{UN} Sold Date **29-Apr-24**

Distance **0km**



**207/193-195 SPRINGVALE ROAD
NUNAWADING VIC 3131**

1 1 1

Sold Price **\$320,000** Sold Date **21-Feb-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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