

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

4/14-16 MCGHEE AVENUE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,250

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2023

to

29 Feb 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

4/42 CARWEEN AVENUE MITCHAM VIC 3132	806000	02-Dec-23
5/12-14 FERGUSON STREET MITCHAM VIC 3132	720000	01-Nov-23
15/74-78 DONCASTER EAST ROAD MITCHAM VIC 3132	740000	27-Nov-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: 13 March 2024

**4/42 CARWEEN AVENUE
MITCHAM VIC 3132**

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Sold Price **806000** Sold Date **02-Dec-23**Distance **1.09km****5/12-14 FERGUSON STREET
MITCHAM VIC 3132**

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Sold Price **720000** Sold Date **01-Nov-23**Distance **1km****15/74-78 DONCASTER EAST ROAD
MITCHAM VIC 3132**

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Sold Price **740000** Sold Date **27-Nov-23**Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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