

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

4/40 Dudley Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$702,000 Property Type Unit Suburb Mitcham

Period - From 27/09/2022 to 26/09/2023 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	15/494-498 Mitcham Rd MITCHAM 3132	\$660,000	19/06/2023
2	6/28-30 Arlington St RINGWOOD 3134	\$610,600	14/09/2023
3	4/6-10 Creek Rd MITCHAM 3132	\$610,000	01/06/2023

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:

27/09/2023 17:02



2 1 1

Property Type: Unit
Land Size: 186 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
27/09/2022 - 26/09/2023: \$702,000

Comparable Properties



15/494-498 Mitcham Rd MITCHAM 3132 (REI) **Agent Comments**

2 1 1

Price: \$660,000
Method: Private Sale
Date: 19/06/2023
Property Type: Unit



6/28-30 Arlington St RINGWOOD 3134 (REI) **Agent Comments**

2 1 1

Price: \$610,600
Method: Sold Before Auction
Date: 14/09/2023
Property Type: Unit



4/6-10 Creek Rd MITCHAM 3132 (REI) **Agent Comments**

2 1 2

Price: \$610,000
Method: Private Sale
Date: 01/06/2023
Property Type: Unit
Land Size: 90 sqm approx

Account - Jellis Craig | P: (03) 9908 5700