

# 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

4/485 Mitcham 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)

Range between \$595,000 & \$635,000

### Median sale price

Median price \$820,900 Property Type Unit Suburb Mitcham

Period - From 01/01/2024 to 31/03/2024 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	3/54 Percy St MITCHAM 3132	\$635,000	06/04/2024
2	9/494-498 Mitcham Rd MITCHAM 3132	\$610,000	21/03/2024
3	1/517 Mitcham Rd VERMONT 3133	\$547,000	12/02/2024

**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:

05/06/2024 07:31



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Property Type: Unit

Agent Comments

Indicative Selling Price  
\$595,000 - \$635,000  
Median Unit Price  
March quarter 2024: \$820,900

## Comparable Properties



3/54 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$635,000

Method: Private Sale

Date: 06/04/2024

Property Type: Unit



9/494-498 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 2    1    1

Price: \$610,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit



1/517 Mitcham Rd VERMONT 3133 (REI/VG)

Agent Comments

 2    1    1

Price: \$547,000

Method: Sold Before Auction

Date: 12/02/2024

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888