

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

5/21 BURNETT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Apr 2023

to

31 Mar 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

2/702 WHITEHORSE ROAD MITCHAM VIC 3132	\$1,090,000	17-Feb-24
1/18 HARRISON STREET MITCHAM VIC 3132	\$956,000	07-Feb-24
2/2 GLEN ROAD MITCHAM VIC 3132	\$1,100,000	11-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: 15 April 2024

**2/702 WHITEHORSE ROAD
MITCHAM VIC 3132**

3 2 2

Sold Price ^{RS} **\$1,090,000** Sold Date **17-Feb-24**Distance **1.1km****1/18 HARRISON STREET MITCHAM
VIC 3132**

3 2 2

Sold Price **\$956,000** Sold Date **07-Feb-24**Distance **0.34km****2/2 GLEN ROAD MITCHAM VIC
3132**

3 2 2

Sold Price **\$1,100,000** Sold Date **11-Nov-23**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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