

# 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 506A/1 Colombo Street, 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 \$300,000 & \$325,000

### 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	510A/1 Colombo St MITCHAM 3132	\$325,000	19/10/2023
2	319B/1 Colombo St MITCHAM 3132	\$310,000	07/12/2023
3	320b/1 Colombo St MITCHAM 3132	\$295,000	10/11/2023

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: 18/04/2024 11:49



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$300,000 - \$325,000  
**Median Unit Price**  
 March quarter 2024: \$820,900

## Comparable Properties



**510A/1 Colombo St MITCHAM 3132 (REI/VG)** **Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** Unit

**319B/1 Colombo St MITCHAM 3132 (VG)** **Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 07/12/2023  
**Property Type:** Subdivided Flat - Single OYO Flat



**320b/1 Colombo St MITCHAM 3132 (REI/VG)** **Agent Comments**



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** Apartment

**Account - Barry Plant | P: 03 9842 8888**