

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 54 Madison Boulevard, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$978,500 Property Type Townhouse Suburb Mitcham

Period - From 11/04/2023 to 10/04/2024 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	26 Madison Blvd MITCHAM 3132	\$1,100,000	16/03/2024
2	9 Gumleaf La MITCHAM 3132	\$975,000	13/03/2024
3	9 Autumn Gr MITCHAM 3132	\$935,000	07/03/2024

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: 11/04/2024 11:52



 3
  2
  2

Property Type: Townhouse

Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median Townhouse Price

11/04/2023 - 10/04/2024: \$978,500

Comparable Properties



26 Madison Blvd MITCHAM 3132 (REI)

Agent Comments

 4
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  2

Price: \$1,100,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 284 sqm approx



9 Gumleaf La MITCHAM 3132 (REI)

Agent Comments

 3
  2
  2

Price: \$975,000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



9 Autumn Gr MITCHAM 3132 (REI)

Agent Comments

 3
  2
  1

Price: \$935,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)

Land Size: 280 sqm approx

Account - Barry Plant | P: 03 9842 8888