

# 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

88A Brunswick 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 \$990,000 & \$1,080,000

### Median sale price

Median price \$950,000 Property Type Townhouse Suburb Mitcham

Period - From 11/09/2022 to 10/09/2023 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	9 Woodlands Gr MITCHAM 3132	\$1,080,000	09/09/2023
2	1/706 Whitehorse Rd MITCHAM 3132	\$945,000	07/07/2023
3	8/520 Mitcham Rd MITCHAM 3132	\$933,000	24/06/2023

**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:

11/09/2023 12:06



**Property Type:**

**Agent Comments**

## Comparable Properties



**9 Woodlands Gr MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Townhouse (Res)



**1/706 Whitehorse Rd MITCHAM 3132 (VG)**

**Agent Comments**



**Price:** \$945,000

**Method:** Sale

**Date:** 07/07/2023

**Property Type:** Strata Unit/Villa Unit/Townhouse  
- Single OYO Unit



**8/520 Mitcham Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$933,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

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