

# 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 g01/370-372 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 \$540,000 & \$590,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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	6/11 Church St MITCHAM 3132	\$550,000	07/02/2024
2	1/517 Mitcham Rd VERMONT 3133	\$547,000	12/02/2024
3	4/1 Menck St NUNAWADING 3131	\$540,000	15/12/2023

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: 29/02/2024 15:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$540,000 - \$590,000  
**Median Unit Price**  
December quarter 2023: \$820,000

## Comparable Properties



**6/11 Church St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** Apartment



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

Agent Comments



**Price:** \$547,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2024  
**Property Type:** Unit



**4/1 Menck St NUNAWADING 3131 (REI/VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Unit

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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