

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

4/469 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$690,000 & \$750,000

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	3/3-5 Albert St MITCHAM 3132	\$741,500	05/12/2023
2	2/10 Garden Av MITCHAM 3132	\$738,000	11/12/2023
3	2/23 Percy St MITCHAM 3132	\$732,500	03/02/2024

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:

08/04/2024 22:00



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

December quarter 2023: \$820,000

Comparable Properties



3/3-5 Albert St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$741,500

Method: Sold Before Auction

Date: 05/12/2023

Property Type: Unit



2/10 Garden Av MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$738,000

Method: Sold Before Auction

Date: 11/12/2023

Property Type: Unit

Land Size: 279 sqm approx



2/23 Percy St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$732,500

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit

Account - Hoskins | P: 03 9722 9755