

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

2/4 James Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Mitcham

Period - From 01/01/2021 to 31/12/2021 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	3/27 Percy St MITCHAM 3132	\$895,000	31/10/2021
2	1/76 Brunswick Rd MITCHAM 3132	\$870,000	01/10/2021
3	10/486 Mitcham Rd MITCHAM 3132	\$859,999	19/11/2021

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:

04/03/2022 11:39

2/4 James Avenue, Mitcham Vic 3132

Harry Lai
03 8841 2000
0402 638 076
harry.lai@raywhite.com



3 2 2

Property Type: Unit
Land Size: 334 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
Year ending December 2021: \$850,000

Comparable Properties

3/27 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$895,000
Method: Auction Sale
Date: 31/10/2021
Property Type: Unit



1/76 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$870,000
Method: Private Sale
Date: 01/10/2021
Property Type: Unit

10/486 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$859,999
Method: Sold Before Auction
Date: 19/11/2021
Property Type: Unit
Land Size: 266 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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