

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

1/320b Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$300,000

&

\$320,000

Median sale price

Median price

\$607,500

House

Unit

X

Suburb

Mitcham

Period - From

01/04/2018

to

30/06/2018

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	101A/1-19 Colombo St MITCHAM 3132	\$315,000	14/07/2018
2	120B/1-19 Colombo St MITCHAM 3132	\$308,000	21/07/2018
3	613B/1-19 Colombo St MITCHAM 3132	\$301,501	18/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
June quarter 2018: \$607,500

Comparable Properties



101A/1-19 Colombo St MITCHAM 3132 (REI) Agent Comments



Price: \$315,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 2
Property Type: Apartment



120B/1-19 Colombo St MITCHAM 3132 (REI) Agent Comments



Price: \$308,000
Method: Private Sale
Date: 21/07/2018
Rooms: 2
Property Type: Apartment



613B/1-19 Colombo St MITCHAM 3132 (REI/VG) Agent Comments



Price: \$301,501
Method: Private Sale
Date: 18/04/2018
Rooms: 3
Property Type: Apartment