

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 ROSS STREET MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,206,500

Property type

House

Suburb

Mitcham

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

4 WINDOURAN DRIVE MITCHAM VIC 3132	\$1,015,000	04-Dec-21
5 AGRA STREET MITCHAM VIC 3132	\$980,000	18-Feb-22
44 DONCASTER EAST ROAD MITCHAM VIC 3132	\$1,000,000	03-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 29 March 2022



4 WINDOURAN DRIVE MITCHAM VIC 3132

 3  1  1

Sold Price **\$1,015,000** Sold Date **04-Dec-21**

Distance **0.42km**



5 AGRA STREET MITCHAM VIC 3132

 3  1  1

Sold Price ^{RS} **\$980,000** Sold Date **18-Feb-22**

Distance **0.57km**



44 DONCASTER EAST ROAD MITCHAM VIC 3132

 2  1  1

Sold Price **\$1,000,000** Sold Date **03-Oct-21**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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