

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

320B/1 COLOMBO 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2022

to

31 Aug 2023

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

328B/1 COLOMBO STREET MITCHAM VIC 3132	\$274,000	08-Jun-23
408A/1 COLOMBO STREET MITCHAM VIC 3132	\$295,000	05-Sep-23
521B/1 COLOMBO STREET MITCHAM VIC 3132	\$290,000	03-Apr-23

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: 19 September 2023



**328B/1 COLOMBO STREET
MITCHAM VIC 3132**

 1  1  1

Sold Price **\$274,000** Sold Date **08-Jun-23**

Distance **0km**



**408A/1 COLOMBO STREET
MITCHAM VIC 3132**

 1  1  1

Sold Price ^{RS} **\$295,000** ^{UN} Sold Date **05-Sep-23**

Distance **0km**



**521B/1 COLOMBO STREET
MITCHAM VIC 3132**

 1  1  1

Sold Price **\$290,000** Sold Date **03-Apr-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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