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	2/366 MITCHAM ROAD 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	Unit	Suburb	Mitcham
Period-from	01 Apr 2024	to	31 Mar 2025	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
65A DONCASTER EAST ROAD MITCHAM VIC 3132	$585,000	16-Dec-24
4/24 CREEK ROAD MITCHAM VIC 3132	$585,000	19-Oct-24
1/41 ORIENT AVENUE MITCHAM VIC 3132	$575,000	12-Dec-24

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.~~

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65A DONCASTER EAST ROAD MITCHAM VIC 3132

2 1 1

Sold Price **$585,000** Sold Date **16-Dec-24**

Distance **0.22km**

4/24 CREEK ROAD MITCHAM VIC 3132

2 1 1

Sold Price Sold Date **19-Oct-24**

Distance **0.73km**

1/41 ORIENT AVENUE MITCHAM VIC 3132

2 1 1

Sold Price **$575,000** Sold Date **12-Dec-24**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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