Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/34 VICTORIA AVENUE 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	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,694	Property type	Unit	Suburb	Mitcham
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/275 SPRINGVALE ROAD NUNAWADING VIC 3131	$780,000	10-Jul-21
1/259 SPRINGVALE ROAD NUNAWADING VIC 3131	$800,000	11-Mar-21
4/463 MITCHAM ROAD MITCHAM VIC 3132	$860,000	20-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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2/275 SPRINGVALE ROAD NUNAWADING VIC 3131

3 2 2

Sold Price RS $780,000 Sold Date 10-Jul-21

Distance 1.9km



1/259 SPRINGVALE ROAD NUNAWADING VIC 3131

3 1 4

Sold Price $800,000 Sold Date 11-Mar-21

Distance 1.7km



4/463 MITCHAM ROAD MITCHAM VIC 3132

3 1 2

Sold Price $860,000 Sold Date 20-Mar-21

Distance 1.5km

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

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