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 Rotherwood Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,005,000 Property Type House Suburb Mitcham

Period - From 01/04/2022 to 30/06/2022 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	4/33-35 Deep Creek Rd MITCHAM 3132	$1,120,000	27/04/2022
2	1/22 Warnes Rd MITCHAM 3132	$975,000	26/05/2022
3	10 Madison Blvd MITCHAM 3132	$967,000	03/09/2022

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.~~

This Statement of Information was prepared on: 07/10/2022 15:44

2 Rotherwood Avenue, Mitcham Vic 3132

Miranda Bailey
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3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
June quarter 2022: $1,005,000

Comparable Properties



4/33-35 Deep Creek Rd MITCHAM 3132 (REI)

3 2 2

Price: $1,120,000
Method: Sold Before Auction
Date: 27/04/2022
Property Type: Townhouse (Res)
Land Size: 260 sqm approx

Agent Comments



1/22 Warnes Rd MITCHAM 3132 (REI/VG)

3 2 2

Price: $975,000
Method: Sold Before Auction
Date: 26/05/2022
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments



10 Madison Blvd MITCHAM 3132 (REI)

3 2 1

Price: $967,000
Method: Auction Sale
Date: 03/09/2022
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Agent Comments

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