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 Victoria Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price $915,000

Median sale price

Median price $1,275,000 Property Type House Suburb Mitcham

Period - From 01/04/2024 to 30/06/2024 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	4/26 Halls Pde MITCHAM 3132	$955,000	01/09/2024
2	1/7 Heather Gr NUNAWADING 3131	$955,000	17/08/2024
3	2/1 Tasman Av NUNAWADING 3131	$960,000	27/06/2024

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: 07/09/2024 11:33

2 Victoria Avenue, Mitcham Vic 3132

Daniel Bullen
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0412 809 725
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3 2 1

Property Type: House
Land Size: 318 sqm approx

Agent Comments

Indicative Selling Price
$915,000
Median House Price
June quarter 2024: $1,275,000

Comparable Properties



4/26 Halls Pde MITCHAM 3132 (REI)

3 2 2

Price: $955,000
Method: Sold After Auction
Date: 01/09/2024
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments



1/7 Heather Gr NUNAWADING 3131 (REI)

3 2 2

Price: $955,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Unit

Agent Comments



2/1 Tasman Av NUNAWADING 3131 (REI)

3 2 2

Price: $960,000
Method: Auction Sale
Date: 27/06/2024
Property Type: Townhouse (Res)

Agent Comments

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