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	3/34 Warnes Road, Mitcham Vic 3132

Indicative selling price

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

Range between $800,000 & $845,000

Median sale price

Median price $830,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2023 to 30/09/2024 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	9/64-70 Doncaster East Rd MITCHAM 3132	$825,000	12/11/2024
2	40b Churinga Av MITCHAM 3132	$861,000	11/11/2024
3	1/5 Moresby St MITCHAM 3132	$775,000	06/07/2024

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: 20/11/2024 10:52

3/34 Warnes Road, Mitcham Vic 3132



3 2 1

Property Type: Unit
Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $845,000
Median Unit Price
Year ending September 2024: $830,000

Comparable Properties



9/64-70 Doncaster East Rd MITCHAM 3132 (REI)

3 2 2

Price: $825,000
Method: Private Sale
Date: 12/11/2024
Property Type: Townhouse (Res)

Agent Comments



40b Churinga Av MITCHAM 3132 (REI)

3 1 2

Price: $861,000
Method: Sold Before Auction
Date: 11/11/2024
Property Type: Unit
Land Size: 289 sqm approx

Agent Comments



1/5 Moresby St MITCHAM 3132 (REI/VG)

3 1 1

Price: $775,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 271 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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