

# 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

313 Mitcham Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$730,000

### Median sale price

Median price \$830,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2024

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 | 3/33 Carween Av MITCHAM 3132   | \$700,000 | 09/11/2024   |
| 2 | 4/602 Mitcham Rd MITCHAM 3132  | \$688,000 | 02/11/2024   |
| 3 | 1/4 Walker Av MITCHAM 3132     | \$749,990 | 01/10/2024   |

**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:

29/11/2024 11:19



**Property Type:** Unit  
**Land Size:** 225 sqm approx  
**Agent Comments**

## Comparable Properties



**3/33 Carween Av MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** Unit  
**Land Size:** 124 sqm approx



**4/602 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$688,000  
**Method:** Auction Sale  
**Date:** 02/11/2024  
**Property Type:** Unit  
**Land Size:** 193 sqm approx



**1/4 Walker Av MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$749,990  
**Method:** Private Sale  
**Date:** 01/10/2024  
**Property Type:** Unit