

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

407/339 Mitcham Road 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

416/193-195 Springvale Road Nunawading VIC 3131	\$465,000	28-Aug-20
1/61 Doncaster East Road Mitcham VIC 3132	\$542,000	04-Aug-20
9/11 Doncaster East Road Mitcham VIC 3132	\$490,000	17-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 18 January 2021

**416/193-195 Springvale Road
Nunawading VIC 3131**

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Sold Price **\$465,000** Sold Date **28-Aug-20**Distance **1.73km****1/61 Doncaster East Road Mitcham
VIC 3132**

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Sold Price **\$542,000** Sold Date **04-Aug-20**Distance **0.25km****9/11 Doncaster East Road Mitcham
VIC 3132**

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Sold Price **\$490,000** Sold Date **17-Oct-20**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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