

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

423B/1 Colombo Street 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,400

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2020

to

31 Jul 2021

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

506A/1 Colombo Street Mitcham VIC 3132	\$300,000	02-Jun-21
414B/1 Colombo Street Mitcham VIC 3132	\$307,000	21-Jun-21
322B/1 Colombo Street Mitcham VIC 3132	\$315,000	21-Jun-21

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: 10 August 2021



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**506A/1 Colombo Street Mitcham
VIC 3132**

1 1 1

Sold Price

^{RS} **\$300,000**

Sold Date

02-Jun-21

Distance

-



**414B/1 Colombo Street Mitcham
VIC 3132**

1 1 1

Sold Price

\$307,000

Sold Date

21-Jun-21

Distance

-



**322B/1 Colombo Street Mitcham
VIC 3132**

1 1 1

Sold Price

^{RS} **\$315,000**

Sold Date

21-Jun-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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