

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

22b8b/1 Colombo Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$265,000 & \$275,000

Median sale price

Median price \$668,000

Property Type Unit

Suburb Mitcham

Period - From 22/10/2018

to 21/10/2019

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	217/193-195 Springvale Rd NUNAWADING 3131	\$270,000	04/07/2019
2			
3			

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:

22/10/2019 10:17



Property Type:
Agent Comments

Indicative Selling Price
\$265,000 - \$275,000
Median Unit Price
22/10/2018 - 21/10/2019: \$668,000

Comparable Properties

217/193-195 Springvale Rd NUNAWADING 3131 (REI/VG) Agent Comments



Price: \$270,000
Method: Private Sale
Date: 04/07/2019
Rooms: 2
Property Type: Apartment

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.