

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

335B/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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Nov 2020

to

31 Oct 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

216/435-439 Whitehorse Road Mitcham VIC 3132	\$440,000	08-Oct-21
503/193-195 Springvale Road Nunawading VIC 3131	\$420,000	29-Sep-21
102/12 Wood Street Nunawading VIC 3131	\$440,000	16-Jul-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: 30 November 2021



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**216/435-439 Whitehorse Road
Mitcham VIC 3132**

2 1 1

Sold Price

^{RS}

\$440,000

Sold Date

08-Oct-21

Distance

0.36km



**503/193-195 Springvale Road
Nunawading VIC 3131**

2 1 1

Sold Price

\$420,000

Sold Date

29-Sep-21

Distance

1.45km



**102/12 Wood Street Nunawading
VIC 3131**

2 1 1

Sold Price

\$440,000

Sold Date

16-Jul-21

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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