

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	123b/1 Colombo Street, Mitcham Vic 3132
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Indicative selling price

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

Single price	\$300,000
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Median sale price

Median price	\$820,000	Property Type	Unit	Suburb	Mitcham
Period - From	13/02/2024	to	12/02/2025	Source	Property Data

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	102/193-195 Springvale Rd NUNAWADING 3131	\$300,000	22/01/2025
2	301/193-195 Springvale Rd NUNAWADING 3131	\$310,000	13/12/2024
3	219B/1 Colombo St MITCHAM 3132	\$295,000	24/10/2024

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:	13/02/2025 13:08
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Property Type: Unit

Agent Comments

Comparable Properties



102/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment



301/193-195 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment



219B/1 Colombo St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 24/10/2024

Property Type: Apartment