## 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

7 Rotherwood Avenue, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$930,000	Pro	operty Type	Том	nhouse		Suburb	Mitcham
Period - From	28/07/2024	to	27/07/2025		So	ource	Property	y 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.

Ado	dress of comparable property	Price	Date of sale
1	4 Endeavour St MITCHAM 3132	\$1,628,000	24/05/2025
2	58 Creek Rd MITCHAM 3132	\$1,680,000	31/03/2025
3	36 Fellows St MITCHAM 3132	\$1,780,000	22/03/2025

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:

28/07/2025 15:10



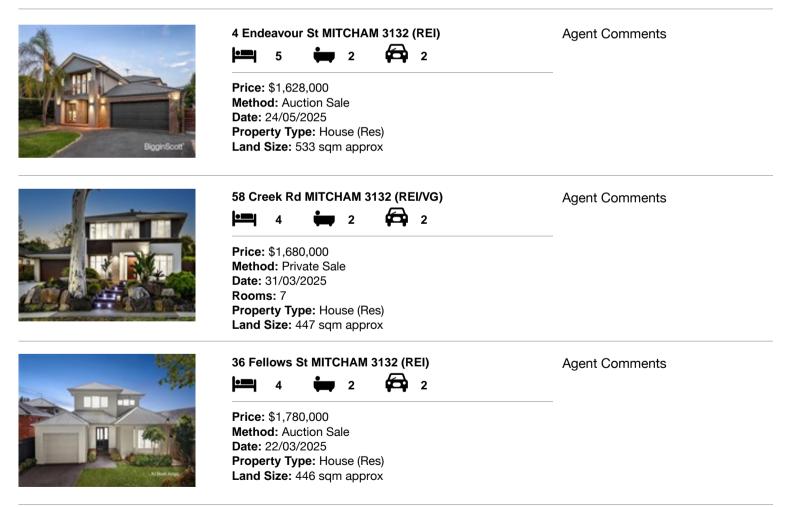






**Property Type:** Townhouse **Land Size:** 470 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median Townhouse Price 28/07/2024 - 27/07/2025: \$930,000

# **Comparable Properties**



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