

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

37 Edgerton Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Mitcham

Period - From 01/10/2020

to 31/12/2020

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	10 Omega Ct MITCHAM 3132	\$1,155,000	27/02/2021
2	7 Barkly Tce MITCHAM 3132	\$1,101,000	16/12/2020
3	14 Clive St MITCHAM 3132	\$1,090,000	09/01/2021

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:

03/03/2021 13:44



Property Type: House (Previously Occupied - Detached)
Land Size: 682 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 December quarter 2020: \$1,075,000

Comparable Properties



10 Omega Ct MITCHAM 3132 (REI)

Agent Comments



Price: \$1,155,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)



7 Barkly Tce MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,101,000
Method: Private Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 573 sqm approx



14 Clive St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 09/01/2021
Property Type: House