

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

2 Sunninghill Court, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,048,000

Median sale price

Median price

\$1,257,500

Property Type

House

Suburb

Mitcham

Period - From

01/01/2021

to

31/03/2021

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	32 Cresswell Cr MITCHAM 3132	\$1,082,000	24/04/2021
2	23 Summit Cr RINGWOOD NORTH 3134	\$1,045,000	23/02/2021
3	47 Burnett St MITCHAM 3132	\$1,015,000	20/03/2021

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:

03/05/2021 11:42



 3  2  2

Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$1,048,000

Median House Price

March quarter 2021: \$1,257,500

Comparable Properties



32 Cresswell Cr MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$1,082,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 613 sqm approx



23 Summit Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,045,000

Method: Private Sale

Date: 23/02/2021

Property Type: House (Res)

Land Size: 1092 sqm approx



47 Burnett St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 4

Property Type: House (Res)

Land Size: 400 sqm approx