## 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

1A Dawe Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$729,000							
Median sale price								
Median price	\$1,155,000	Pro	operty Type H	ouse		Suburb	Mitcham	
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	1/702 Whitehorse Rd MITCHAM 3132	\$830,000	24/09/2024
2	10 Buxton Rd MITCHAM 3132	\$770,000	12/08/2024
3	1/5 Moresby St MITCHAM 3132	\$775,000	06/07/2024

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:

13/12/2024 14:38









**Property Type:** House Agent Comments

Indicative Selling Price \$729,000 Median House Price September quarter 2024: \$1,155,000

# **Comparable Properties**

1/702 Whitehorse Rd MITCHAM 3132 (REI/VG) 3 1 0 1 Price: \$830,000 Method: Private Sale Date: 24/09/2024 Property Type: Unit Land Size: 380 sqm approx	Agent Comments
10 Buxton Rd MITCHAM 3132 (REI/VG)   1 1 2   Price: \$770,000   Method: Private Sale   Date: 12/08/2024   Property Type: Unit   Land Size: 378 sqm approx	Agent Comments
1/5 Moresby St MITCHAM 3132 (REI/VG)   1 1	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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