

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$729,000

### Median sale price

Median price

\$1,155,000

Property Type

House

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.

	Address 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



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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)

Agent Comments

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Price: \$830,000  
Method: Private Sale  
Date: 24/09/2024  
Property Type: Unit  
Land Size: 380 sqm approx



10 Buxton Rd MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$770,000  
Method: Private Sale  
Date: 12/08/2024  
Property Type: Unit  
Land Size: 378 sqm approx



1/5 Moresby St MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$775,000  
Method: Auction Sale  
Date: 06/07/2024  
Property Type: Unit  
Land Size: 271 sqm approx

Account - Barry Plant | P: 03 9842 8888