

# 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

1 Glenburnie 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

\$985,000

### Median sale price

Median price

\$1,195,000

Property Type

House

Suburb

Mitcham

Period - From

01/10/2022

to

31/12/2022

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	96 Purches St VERMONT 3133	\$999,000	07/10/2022
2	4 Beech St NUNAWADING 3131	\$970,000	06/12/2022
3			

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:

01/04/2023 16:27



3 1 2

**Property Type:** House  
**Land Size:** 614 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$985,000

**Median House Price**  
December quarter 2022: \$1,195,000

## Comparable Properties



**96 Purches St VERMONT 3133 (REI)**

**Agent Comments**

3 1 2

**Price:** \$999,000  
**Method:** Auction Sale  
**Date:** 07/10/2022  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx



**4 Beech St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$970,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2022  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx

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.