

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

4 Simpson Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,200,750

Property Type House

Suburb Mitcham

Period - From 01/04/2021

to

30/06/2021

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	63 Ormond Av MITCHAM 3132	\$1,152,000	17/07/2021
2	5 Mcculloch St NUNAWADING 3131	\$1,105,000	24/08/2021
3	25 Caldwell Rd VERMONT 3133	\$1,081,000	19/06/2021

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:

06/10/2021 13:01



Rooms: 5
Property Type: House
Land Size: 605 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 June quarter 2021: \$1,200,750

Comparable Properties



63 Ormond Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,152,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House (Res)
Land Size: 586 sqm approx



5 McCulloch St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,105,000
Method: Sold Before Auction
Date: 24/08/2021
Property Type: House (Res)
Land Size: 620 sqm approx



25 Caldwell Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,081,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 609 sqm approx

Account - Philip Webb