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 Mountfield Road, Mitcham Vic 3132
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Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,070,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	26/04/2020	to	25/04/2021		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	3 Deakin St MITCHAM 3132	\$1,112,000	13/03/2021
2	2 Fellows St MITCHAM 3132	\$1,098,000	01/04/2021
3	32 Cresswell Cr MITCHAM 3132	\$1,082,000	24/04/2021

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:	26/04/2021 14:31





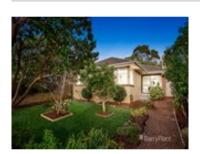
Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** 26/04/2020 - 25/04/2021: \$1,070,000



Property Type: House Land Size: 601 sqm approx **Agent Comments**

Comparable Properties



3 Deakin St MITCHAM 3132 (REI)





Price: \$1,112,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res) Land Size: 446 sqm approx

Agent Comments



2 Fellows St MITCHAM 3132 (REI)





Price: \$1,098,000 Method: Private Sale Date: 01/04/2021

Property Type: House (Res)

Agent Comments



32 Cresswell Cr MITCHAM 3132 (REI)





Price: \$1,082,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



