

# 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

11 Mountfield Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,070,000

Property 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

11 Mountfield Road, Mitcham Vic 3132



Adrian Nyariri

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**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)**

**Agent Comments**



**Price:** \$1,112,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** House (Res)

**Land Size:** 446 sqm approx



**2 Fellows St MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,098,000

**Method:** Private Sale

**Date:** 01/04/2021

**Property Type:** House (Res)



**32 Cresswell Cr MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,082,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.