

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

73 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/04/2023

to

30/06/2023

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	25 Reserve Av MITCHAM 3132	\$1,200,000	24/08/2023
2	72 Churinga Av MITCHAM 3132	\$1,170,000	09/09/2023
3	63 Ormond Av MITCHAM 3132	\$1,150,000	12/08/2023

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:

20/09/2023 18:50

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2023: \$1,200,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



25 Reserve Av MITCHAM 3132 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000

Method: Private Sale

Date: 24/08/2023

Property Type: House (Res)

Land Size: 643 sqm approx



72 Churinga Av MITCHAM 3132 (REI)

Agent Comments

 4  1  2

Price: \$1,170,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 592 sqm approx



63 Ormond Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,150,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House

Land Size: 586 sqm approx