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

1/1 Simla Street, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,230,000	Pro	operty Type	Hou	ise		Suburb	Mitcham
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6/38 Diosma Cr NUNAWADING 3131	\$1,140,000	06/02/2024
2	9/21 Doncaster East Rd MITCHAM 3132	\$1,105,000	26/11/2023
3	2/702 Whitehorse Rd MITCHAM 3132	\$1,090,000	17/02/2024

OR

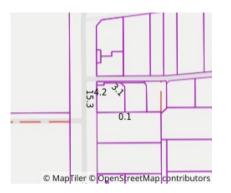
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2024 16:54









Property Type: Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2023: \$1,230,000

Comparable Properties



6/38 Diosma Cr NUNAWADING 3131 (REI)



Price: \$1,140,000 Method: Private Sale Date: 06/02/2024 Property Type: Townhouse (Single) Land Size: 201 sqm approx



9/21 Doncaster East Rd MITCHAM 3132 (REI) Agent Comments



Price: \$1,105,000 Method: Private Sale Date: 26/11/2023 Property Type: Townhouse (Single) Land Size: 326 sqm approx



2/702 Whitehorse Rd MITCHAM 3132 (REI)



Agent Comments

Agent Comments

Price: \$1,090,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit Land Size: 323 sqm approx

Account - Barry Plant | P: 03 9735 3300



propertydata

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