

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Mitcham

Period - From 01/10/2023

to 31/12/2023

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	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)

Agent Comments



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



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