

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

14 Forster Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Mitcham

Period - From 01/01/2021

to

31/12/2021

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.

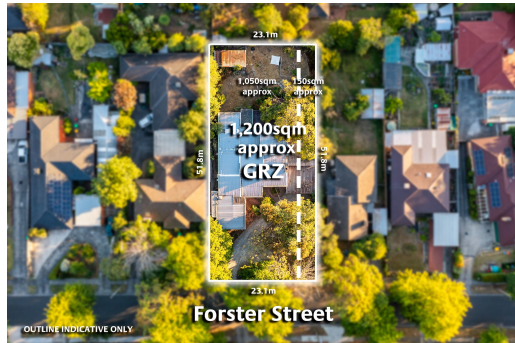
	Address of comparable property	Price	Date of sale
1	3 Cherry Ct MITCHAM 3132	\$1,550,000	18/12/2021
2	43 Creek Rd MITCHAM 3132	\$1,525,000	13/11/2021
3	1 Denis St MITCHAM 3132	\$1,500,000	18/12/2021

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:

01/03/2022 16:00



Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median House Price
Year ending December 2021: \$1,250,000

Comparable Properties



3 Cherry Ct MITCHAM 3132 (REI)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 18/12/2021
Rooms: 7
Property Type: House (Res)
Land Size: 1309 sqm approx



43 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 616 sqm approx



1 Denis St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House
Land Size: 673 sqm approx