Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23A Glenburnie Road, Mitcham Vic 3132

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|----------------|-----|-------------|-----|-------------|------|----------|---------|
| Range betwee | en \$1,000,000 | | & | | \$1,100,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,178,500 | Pro | operty Type | Hou | se | | Suburb | Mitcham |
| Period - From | 17/02/2024 | to | 16/02/2025 | | So | urce | Property | / Data |

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 583 Canterbury Rd VERMONT 3133 | \$1,070,000 | 08/02/2025 |
| 2 | 1a Orient Av MITCHAM 3132 | \$1,120,000 | 07/12/2024 |
| 3 | 20 Avon Av MITCHAM 3132 | \$1,077,000 | 21/09/2024 |

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.

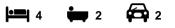
This Statement of Information was prepared on:

17/02/2025 15:52



McGrath





Property Type: House Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 17/02/2024 - 16/02/2025: \$1,178,500

Comparable Properties

| | 583 Canterbury Rd VERMONT 3133 (REI) Image: State of the | Agent Comments |
|------------|--|----------------|
| | 1a Orient Av MITCHAM 3132 (REI) Price: \$1,120,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 384 sqm approx | Agent Comments |
| BogerScott | 20 Avon Av MITCHAM 3132 (REI/VG) 3 1 2 Price: \$1,077,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 668 sqm approx | Agent Comments |

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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