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 11 Harrison Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$1,340,000									
Median sale price										
Median price	\$1,257,500	Pro	operty Type	House			Suburb	Mitcham		
Period - From	01/01/2021	to	31/03/2021		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.

Add	dress of comparable property	Price	Date of sale
1	18 Calcutta St MITCHAM 3132	\$1,510,000	17/04/2021
2	55 Burnett St MITCHAM 3132	\$1,420,000	03/05/2021
3	27 Highland Av MITCHAM 3132	\$1,350,000	19/04/2021

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:

24/05/2021 14:48









Rooms: 6 Property Type: House (Res) Land Size: 874 sqm approx Agent Comments Indicative Selling Price \$1,340,000 Median House Price March quarter 2021: \$1,257,500

Comparable Properties



18 Calcutta St MITCHAM 3132 (REI)

55 Burnett St MITCHAM 3132 (REI)

2

6 2

Price: \$1,510,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 751 sqm approx Agent Comments

Agent Comments



Price: \$1,420,000 Method: Private Sale Date: 03/05/2021 Property Type: House (Res)

Land Size: 981 sqm approx

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27 Highland Av MITCHAM 3132 (REI)



Price: \$1,350,000 Method: Private Sale Date: 19/04/2021 Property Type: House Land Size: 650 sqm approx Agent Comments

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.