

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

11 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,340,000

Median sale price

Median price

\$1,257,500

Property Type

House

Suburb

Mitcham

Period - From

01/01/2021

to

31/03/2021

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	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)

Agent Comments



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



55 Burnett St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 03/05/2021
Property Type: House (Res)
Land Size: 981 sqm approx



27 Highland Av MITCHAM 3132 (REI)

Agent Comments



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