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

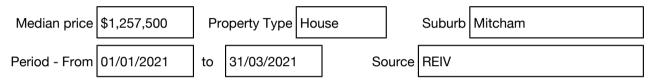
9 Highland Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/	underquot	ing
		1		

Single price \$1,250,000

Median sale price



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	27 Highland Av MITCHAM 3132	\$1,350,000	19/04/2021
2	37 Edgerton Rd MITCHAM 3132	\$1,175,000	27/03/2021
3	10 Sunninghill Ct MITCHAM 3132	\$1,260,000	20/03/2021

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:

03/06/2021 13:17





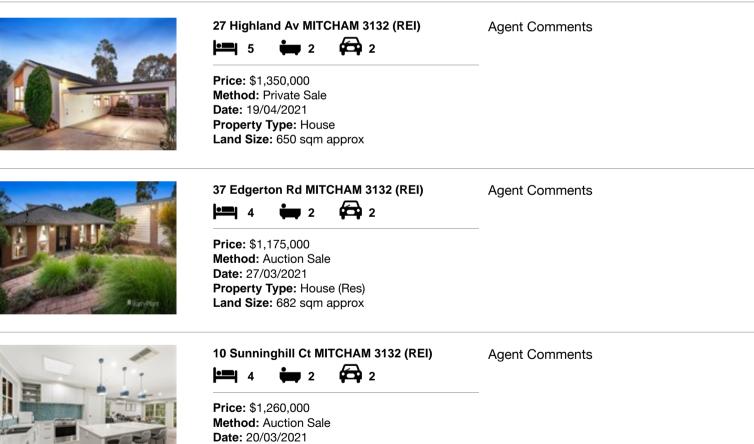




Property Type: House Land Size: 740 sqm approx Agent Comments

Indicative Selling Price \$1,250,000 Median House Price March quarter 2021: \$1,257,500

Comparable Properties



Rooms: 6 Property Type: House (Res) Land Size: 708 sqm approx

Account - Jellis Craig | P: 03 9908 5700



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.