

# 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 of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000

### 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	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



4 2 2

**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



**27 Highland Av MITCHAM 3132 (REI)**

**Agent Comments**

5 2 2

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



**37 Edgerton Rd MITCHAM 3132 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx



**10 Sunninghill Ct MITCHAM 3132 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx