

# 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

13 Ian Crescent, Mitcham Vic 3132

### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,267,500 Property Type House Suburb Mitcham

Period - From 01/10/2021 to 31/12/2021 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	33 Halls Pde MITCHAM 3132	\$1,740,000	09/02/2022
2	3 Karens Cl MITCHAM 3132	\$1,660,000	02/02/2022
3	25 Creek Rd MITCHAM 3132	\$1,642,500	15/01/2022

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:

22/02/2022 10:19



 7  3  6

**Property Type:** House (Res)

**Land Size:** 943 sqm approx

**Agent Comments**

## Comparable Properties



**33 Halls Pde MITCHAM 3132 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 09/02/2022

**Property Type:** House (Res)

**Land Size:** 1199 sqm approx



**3 Karens CI MITCHAM 3132 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 02/02/2022

**Property Type:** House

**Land Size:** 449 sqm approx



**25 Creek Rd MITCHAM 3132 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,642,500

**Method:** Private Sale

**Date:** 15/01/2022

**Property Type:** House

**Land Size:** 738 sqm approx