Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,180,000

Property offered for sale

Address	7 Austin Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,025,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/01/2023	to	31/03/2023		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	9 Harrison St MITCHAM 3132	\$1,665,000	20/05/2023
2	26 Nara Rd MITCHAM 3132	\$1,350,000	28/03/2023

OR

3

20 Irene Cr MITCHAM 3132

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:	21/06/2023 17:01



13/06/2023







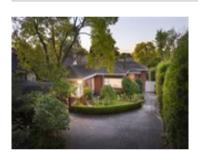




Property Type: House **Land Size:** 84 sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2023: \$1,025,000

Comparable Properties



9 Harrison St MITCHAM 3132 (REI)

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Agent Comments

Price: \$1,665,000 **Method:** Auction Sale **Date:** 20/05/2023

Property Type: House (Res) **Land Size:** 867 sqm approx



26 Nara Rd MITCHAM 3132 (REI/VG)

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a 2

Price: \$1,350,000 Method: Private Sale Date: 28/03/2023 Property Type: House Land Size: 655 sqm approx **Agent Comments**



20 Irene Cr MITCHAM 3132 (REI)



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Price: \$1,180,000 Method: Private Sale Date: 13/06/2023

Property Type: House (Res) **Land Size:** 812 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



