

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

10 Clive Street, Mitcham Vic 3132

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Mitcham

Period - From 01/07/2024

to 30/09/2024

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	4 Grace Ct MITCHAM 3132	\$920,000	05/10/2024
2	20 Avon Av MITCHAM 3132	\$1,077,000	21/09/2024
3	334 Mitcham Rd MITCHAM 3132	\$911,500	11/06/2024

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:

28/11/2024 15:27



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Property Type: House
Land Size: 511 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000
Median House Price
 September quarter 2024: \$1,155,000

Comparable Properties



4 Grace Ct MITCHAM 3132 (REI)

Agent Comments

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Price: \$920,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx



20 Avon Av MITCHAM 3132 (REI)

Agent Comments

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Price: \$1,077,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 668 sqm approx



334 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$911,500
Method: Sold Before Auction
Date: 11/06/2024
Property Type: House (Res)
Land Size: 634 sqm approx

Account - Barry Plant | P: 03 9842 8888