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 | |
|---------------------------------------------|--|
| | |

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 Ho | use | 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

| 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 comparableproperties 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 |
|------------------------------------------------|------------------|









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)

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3

1



Price: \$920,000 Method: Auction Sale Date: 05/10/2024

Property Type: House (Res) **Land Size:** 604 sqm approx

Agent Comments



20 Avon Av MITCHAM 3132 (REI)

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3





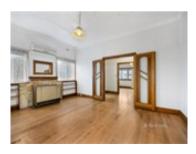


Price: \$1,077,000

Date: 21/09/2024 **Property Type:** House (Res) **Land Size:** 668 sqm approx

Method: Auction Sale

Agent Comments



334 Mitcham Rd MITCHAM 3132 (REI/VG)

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- 1



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Price: \$911,500

Method: Sold Before Auction

Date: 11/06/2024

Property Type: House (Res) **Land Size:** 634 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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