

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

3/18 Heatherdale Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$1,011,500 Property Type Townhouse Suburb Mitcham

Period - From 22/08/2021 to 21/08/2022 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	4/467 Mitcham Rd, Mitcham, Vic 3132, Australia	\$810,000	22/07/2022
2	5/467 Mitcham Rd, Mitcham, Vic 3132, Australia	\$810,000	04/07/2022
3	6/467 Mitcham Rd, Mitcham, Vic 3132, Australia	\$810,000	04/07/2022

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:

22/08/2022 11:49



 3  2  2

Property Type: Townhouse

Land Size: 129 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

Median Townhouse Price

22/08/2021 - 21/08/2022: \$1,011,500

Comparable Properties

**4/467 Mitcham Rd, Mitcham, Vic 3132,
Australia (REI)**

 3  2  2

Price: \$810,000

Method:

Date: 22/07/2022

Property Type: Townhouse (Single)

Agent Comments

LANDSIZE 165.57sqm

**5/467 Mitcham Rd, Mitcham, Vic 3132,
Australia (REI)**

 3  3  2

Price: \$810,000

Method:

Date: 04/07/2022

Property Type: Townhouse (Single)

Agent Comments

LANDSIZE 205.61sqm

**6/467 Mitcham Rd, Mitcham, Vic 3132,
Australia (REI)**

 3  2  2

Price: \$810,000

Method:

Date: 04/07/2022

Property Type: Townhouse (Single)

Agent Comments

LANDSIZE 204.64sqm

Account - Barry Plant | P: 03 9842 8888