

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	5 Warnes Road, Mitcham, VIC 3132
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Indicative selling price

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

Single price	\$1,275,000	or range between		&	
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Median sale price

Median price	\$1,219,000	Property type	House	Suburb	Mitcham
Period - From	27/06/2023	to	26/06/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	9 Ashburton Dr, MITCHAM Vic	\$1,290,000	15/06/2024
2	4 Highland Av, Mitcham Vic	\$1,293,750	30/05/2024
3	30 Dudley St, Mitcham Vic	\$1,275,000	27/04/2024

This Statement of Information was prepared on: 27/06/2024

