

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 1/24 Compton Street, Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$870,000 & \$940,000

Median sale price

Median price \$ 1,257,500 Property type House Suburb Mitcham VIC 3192

Period - From 01.01.2021 to 05.07.2021 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 1/34 Warnes Road, Mitcham VIC 3132	\$890,000	04 June 2021
2 56 Brunswick Road, Mitcham VIC 3132	\$885,000	2 May 2021
3 4/463 Mitcham Road, Mitcham VIC 3132	\$860,000	20 March 23021

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: 05.07.2021