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	10 Scott Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,257,500	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/01/2021	to	31/03/2021		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.

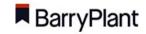
Ad	dress of comparable property	Price	Date of sale
1	7 Barkly Tce MITCHAM 3132	\$1,101,000	16/12/2020
2	17 Cosgrove St VERMONT 3133	\$1,100,000	03/02/2021
3	2 Carramar Ct VERMONT 3133	\$1,087,000	24/04/2021

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:	27/04/2021 10:26













Property Type: House (Res) Land Size: 572 sqm approx **Agent Comments**

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2021: \$1,257,500

Comparable Properties



7 Barkly Tce MITCHAM 3132 (REI/VG)





Price: \$1,101,000 Method: Private Sale Date: 16/12/2020

Property Type: House (Res) Land Size: 573 sqm approx

Agent Comments



17 Cosgrove St VERMONT 3133 (REI)







Price: \$1,100,000 Method: Auction Sale Date: 03/02/2021

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



2 Carramar Ct VERMONT 3133 (REI)





Price: \$1,087,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 529 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



