

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

10 Scott Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,257,500

Property 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.

	Address 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



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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)

Agent Comments

 4  2  2

Price: \$1,101,000

Method: Private Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 573 sqm approx



17 Cosgrove St VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 03/02/2021

Property Type: House (Res)

Land Size: 604 sqm approx



2 Carramar Ct VERMONT 3133 (REI)

Agent Comments

 3  2  1

Price: \$1,087,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 529 sqm approx