

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

14A Ronald Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$1,033,000 Property Type House Suburb Mitcham

Period - From 01/01/2020 to 31/12/2020 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 | 105 Rooks Rd MITCHAM 3132 | \$780,000 | 09/11/2020 |
| 2 | 3/21 Terrara Rd VERMONT 3133 | \$765,000 | 17/11/2020 |
| 3 | 4/18 Premier Av VERMONT 3133 | \$750,000 | 13/02/2021 |

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:

04/03/2021 16:44



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median House Price
Year ending December 2020: \$1,033,000

Comparable Properties



105 Rooks Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 09/11/2020
Property Type: House
Land Size: 624 sqm approx



3/21 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 17/11/2020
Property Type: Townhouse (Single)



4/18 Premier Av VERMONT 3133 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 13/02/2021
Property Type: Townhouse (Res)