

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

30 Church Street, Mitcham Vic 3132

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,180,500

Property Type House

Suburb Mitcham

Period - From 12/10/2023

to 11/10/2024

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	4 Grace Ct MITCHAM 3132	\$920,000	05/10/2024
2	9 Quarry Rd MITCHAM 3132	\$982,500	17/09/2024
3	334 Mitcham Rd MITCHAM 3132	\$911,500	11/06/2024

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:

12/10/2024 21:59



4 1 4

Property Type: House
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
12/10/2023 - 11/10/2024: \$1,180,500

Comparable Properties



4 Grace Ct MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$920,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx



9 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$982,500
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 719 sqm approx



334 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$911,500
Method: Sold Before Auction
Date: 11/06/2024
Property Type: House (Res)
Land Size: 634 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802