

# 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

428 Springfield Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$960,000

### Median sale price

Median price \$891,000 Property Type House Suburb Mitcham

Period - From 01/07/2020 to 30/09/2020 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	117 Junction Rd NUNAWADING 3131	\$925,000	29/06/2020
2	2 Newbury St MITCHAM 3132	\$920,000	22/07/2020
3	70 Roy St DONVALE 3111	\$902,000	11/10/2020

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:

07/12/2020 11:52



 3  1  3

**Property Type:** House (Res)

**Land Size:** 686 sqm approx

Agent Comments

**Indicative Selling Price**

\$890,000 - \$960,000

**Median House Price**

September quarter 2020: \$891,000

## Comparable Properties



**117 Junction Rd NUNAWADING 3131 (REI/VG)** Agent Comments

 3  1  3

**Price:** \$925,000

**Method:** Private Sale

**Date:** 29/06/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



**2 Newbury St MITCHAM 3132 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$920,000

**Method:** Private Sale

**Date:** 22/07/2020

**Property Type:** House

**Land Size:** 736 sqm approx



**70 Roy St DONVALE 3111 (REI)**

Agent Comments

 3  2  2

**Price:** \$902,000

**Method:** Private Sale

**Date:** 11/10/2020

**Property Type:** House (Res)

**Land Size:** 670 sqm approx