

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

1/491 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,214,500 Property Type House Suburb Mitcham

Period - From 21/06/2021 to 20/06/2022 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	8 Orion St VERMONT 3133	\$945,000	28/05/2022
2	2/702 Whitehorse Rd MITCHAM 3132	\$920,000	05/04/2022
3	2A Chasta Cr MITCHAM 3132	\$870,000	26/03/2022

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:

21/06/2022 13:38



 3  2  2

Property Type: House
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
21/06/2021 - 20/06/2022: \$1,214,500

Comparable Properties



8 Orion St VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$945,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)



2/702 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$920,000
Method: Sold Before Auction
Date: 05/04/2022
Property Type: House (Res)



2A Chasta Cr MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$870,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 260 sqm approx

Account - Barry Plant | P: 03 9842 8888