

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

55 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

Mitcham

Period - From

01/10/2020

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 | 16 Owen St MITCHAM 3132 | \$1,490,000 | 27/03/2021 |
| 2 | 7 Rotherwood Av MITCHAM 3132 | \$1,435,000 | 22/02/2021 |
| 3 | 16 Wooddale Gr MITCHAM 3132 | \$1,410,000 | 19/12/2020 |

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:

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Indicative Selling Price

\$1,450,000

Median House Price

December quarter 2020: \$1,075,000



 4  2  2

Property Type: House

Land Size: 981 sqm approx

Agent Comments

Comparable Properties



16 Owen St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,490,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 723 sqm approx



7 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,435,000

Method: Private Sale

Date: 22/02/2021

Property Type: House

Land Size: 1045 sqm approx



16 Wooddale Gr MITCHAM 3132 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,410,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 951 sqm approx