Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	55 Burnett Street, Mitcham Vic 3132
Including suburb and	
postcode	

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

Aut	areas or comparable property	1 1100	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

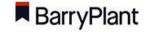
OR

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:	12/04/2021 08:49



Date of sale



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Indicative Selling Price \$1,450,000 **Median House Price** December quarter 2020: \$1,075,000



Property Type: House Land Size: 981 sqm approx

Agent Comments

Comparable Properties



16 Owen St MITCHAM 3132 (REI)





Price: \$1,490,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res) Land Size: 723 sqm approx

Agent Comments



7 Rotherwood Av MITCHAM 3132 (REI)





Price: \$1,435,000 Method: Private Sale Date: 22/02/2021 Property Type: House Land Size: 1045 sqm approx Agent Comments



16 Wooddale Gr MITCHAM 3132 (REI/VG)





Price: \$1,410,000 Method: Auction Sale Date: 19/12/2020

Property Type: House (Res) Land Size: 951 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



