

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

9 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,073,000

Property Type House

Suburb Mitcham

Period - From 01/04/2022

to 31/03/2023

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	15 Milne St MITCHAM 3132	\$1,350,000	25/03/2023
2			
3			

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

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2023: \$1,073,000



 5  3  2

Property Type: House

Land Size: 867 sqm approx

Agent Comments

Comparable Properties



15 Milne St MITCHAM 3132 (REI)

 4  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 873 sqm approx

Agent Comments

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.