

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

1/17 Walter Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000

&

\$890,000

Median sale price

Median price \$911,500

Property Type Unit

Suburb Mitcham

Period - From 01/04/2024

to

30/06/2024

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	24/12 Irvine St MITCHAM 3132	\$888,000	24/08/2024
2	1/5 Moresby St MITCHAM 3132	\$775,000	06/07/2024
3	3/20 Mcghee Av MITCHAM 3132	\$870,000	04/06/2024

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:

20/09/2024 14:26



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median Unit Price
June quarter 2024: \$911,500

Comparable Properties



24/12 Irvine St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$888,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit
Land Size: 290 sqm approx



1/5 Moresby St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$775,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 271 sqm approx



3/20 Mcghee Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

Price: \$870,000
Method: Private Sale
Date: 04/06/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888