

## 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

9/32-36 HEATHERDALE ROAD MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

2/307 CANTERBURY ROAD RINGWOOD VIC 3134	\$788,888	03-Sep-24
3/7-11 MORESBY STREET MITCHAM VIC 3132	\$820,800	12-Oct-24
3/34 WARNES ROAD MITCHAM VIC 3132	\$850,000	27-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 12 February 2025



**2/307 CANTERBURY ROAD  
RINGWOOD VIC 3134**

3 2 2

Sold Price **\$788,888** Sold Date **03-Sep-24**

Distance **1.65km**



**3/7-11 MORESBY STREET MITCHAM  
VIC 3132**

3 2 1

Sold Price **\$820,800** Sold Date **12-Oct-24**

Distance **1.92km**



**3/34 WARNES ROAD MITCHAM  
VIC 3132**

3 2 1

Sold Price **\$850,000** Sold Date **27-Nov-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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