

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

47 Wattle Valley Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,005,000

Property Type

House

Suburb

Mitcham

Period - From

01/04/2022

to

30/06/2022

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	72 Orient Av MITCHAM 3132	\$1,035,000	25/05/2022
2	66 Brunswick Rd MITCHAM 3132	\$1,000,000	02/04/2022
3	22 Cresswell Cr MITCHAM 3132	\$980,000	07/05/2022

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:

30/08/2022 10:43



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
June quarter 2022: \$1,005,000

Comparable Properties



72 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,035,000
Method: Private Sale
Date: 25/05/2022
Property Type: House
Land Size: 558 sqm approx



66 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 642 sqm approx



22 Cresswell Cr MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House
Land Size: 615 sqm approx

Account - Philip Webb