

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

22 Nara Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,267,500

Property Type House

Suburb Mitcham

Period - From 01/10/2021

to 31/12/2021

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 61 Summit Cr RINGWOOD NORTH 3134	\$1,505,000	04/11/2021
2 14 Endeavour St MITCHAM 3132	\$1,430,000	29/10/2021
3 3 Rothwell Ct MITCHAM 3132	\$1,405,000	18/11/2021

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:

18/03/2022 14:59

22 Nara Road, Mitcham Vic 3132



Michelle Zachariah

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2021: \$1,267,500



4 3 2

Rooms: 8

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



61 Summit Cr RINGWOOD NORTH 3134 (REI) **Agent Comments**

4 2 4

Price: \$1,505,000

Method: Auction Sale

Date: 04/11/2021

Property Type: House (Res)

Land Size: 980 sqm approx



14 Endeavour St MITCHAM 3132 (REI)

Agent Comments

5 3 2

Price: \$1,430,000

Method: Private Sale

Date: 29/10/2021

Property Type: House (Res)

Land Size: 653 sqm approx

3 Rothwell Ct MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 18/11/2021

Property Type: House (Res)

Land Size: 668 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



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