

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

14 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$898,000

Property Type Townhouse

Suburb Mitcham

Period - From 19/10/2020

to

18/10/2021

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	3 Madison Blvd MITCHAM 3132	\$1,100,000	22/06/2021
2	11 Sharrow Rd MITCHAM 3132	\$1,080,000	29/09/2021
3	42c Doncaster East Rd MITCHAM 3132	\$1,079,888	10/07/2021

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:

19/10/2021 11:05



4 2 2

Property Type: Townhouse
(Single)

Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Townhouse Price

19/10/2020 - 18/10/2021: \$898,000

Comparable Properties



3 Madison Blvd MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Private Sale

Date: 22/06/2021

Property Type: House

Land Size: 299 sqm approx



11 Sharrow Rd MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

Land Size: 812 sqm approx



**42c Doncaster East Rd MITCHAM 3132
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,079,888

Method: Private Sale

Date: 10/07/2021

Property Type: House

Land Size: 330 sqm approx