

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

4 Ireland Avenue Mitcham VIC 3132

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,250

Property type

House

Suburb

Mitcham

Period-from

01 Jun 2020

to

31 May 2021

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

2/13 Doncaster East Road Mitcham VIC 3132	\$720,000	16-Feb-21
2/34 Church Street Mitcham VIC 3132	\$770,000	17-Apr-21
2A Blackwood Court Nunawading VIC 3131	\$761,000	07-May-21

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: 23 June 2021



2/13 Doncaster East Road Mitcham VIC 3132

 2  1  1

Sold Price

\$720,000

Sold Date

16-Feb-21

Distance

0.25km

2/34 Church Street Mitcham VIC 3132

 2  2  1

Sold Price

\$770,000

Sold Date

17-Apr-21

Distance

0.9km



2A Blackwood Court Nunawading VIC 3131

 2  1  1

Sold Price

^{RS} **\$761,000**

Sold Date

07-May-21

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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