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

41 Glenburnie Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$1,075,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/10/2020	to	31/12/2020)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	587 Whitehorse Rd MITCHAM 3132	\$866,600	05/12/2020
2	2/30a Centre Rd VERMONT 3133	\$840,000	15/01/2021
3	33 Creek Rd MITCHAM 3132	\$835,000	02/11/2020

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:

03/03/2021 10:05









Property Type: House Land Size: 371 sqm approx Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2020: \$1,075,000

Comparable Properties



587 Whitehorse Rd MITCHAM 3132 (REI)



Price: \$866,600 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 441 sqm approx



2/30a Centre Rd VERMONT 3133 (REI/VG)

Agent Comments

Agent Comments





Price: \$840,000 Method: Private Sale Date: 15/01/2021 Property Type: House

33 Creek Rd MITCHAM 3132 (REI/VG)



Agent Comments



Price: \$835,000 Method: Private Sale Date: 02/11/2020 Property Type: House (Res) Land Size: 350 sqm approx

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.