

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Mitcham

Period - From 01/10/2020 to 31/12/2020 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.

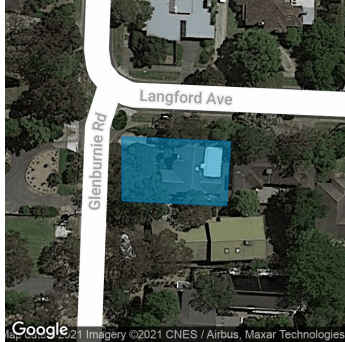
	Address of comparable property	Price	Date of sale
1	587 Whitehorse Rd MITCHAM 3132	\$866,600	05/12/2020
2	2/30a Centre Rd VERMONT 3133	\$840,000	15/01/2021
3	33 Creek Rd MITCHAM 3132	\$835,000	02/11/2020

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



 3  1  1

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)

Agent Comments

 3  2  2

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

 3  1  1

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



33 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

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