

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

7 Ross Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,152,500

Property Type House

Suburb Mitcham

Period - From 01/07/2022

to 30/06/2023

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	30 Betula Av NUNAWADING 3131	\$1,130,000	12/07/2023
2	14 Lucknow St MITCHAM 3132	\$1,006,000	25/03/2023
3	1 Glenburnie Rd MITCHAM 3132	\$946,888	04/05/2023

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:

27/07/2023 10:35



 3  1  1

Property Type: House
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2023: \$1,152,500

Comparable Properties



30 Betula Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,130,000
Method: Private Sale
Date: 12/07/2023
Property Type: House (Res)
Land Size: 607 sqm approx

14 Lucknow St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,006,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 603 sqm approx



1 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

Price: \$946,888
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 614 sqm approx