

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

3/6 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$817,500 Property Type Unit 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	4/36-38 Church St MITCHAM 3132	\$800,000	27/02/2021
2	1/12 Quarry Rd MITCHAM 3132	\$762,500	18/01/2021
3	1/565 Whitehorse Rd MITCHAM 3132	\$743,000	30/01/2021

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:

31/03/2021 09:28



3 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



4/36-38 Church St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 244 sqm approx



1/12 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$762,500

Method: Private Sale

Date: 18/01/2021

Property Type: Unit



1/565 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$743,000

Method: Auction Sale

Date: 30/01/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 194 sqm approx