

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

16 Simpson Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,580,000

&

\$1,730,000

Median sale price

Median price \$1,021,000

Property Type House

Suburb Mitcham

Period - From 01/07/2022

to 30/09/2022

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	23 Creek Rd MITCHAM 3132	\$1,698,000	05/11/2022
2	21 Glenburnie Rd MITCHAM 3132	\$1,700,000	06/08/2022
3	4 Hodgson St MITCHAM 3132	\$1,443,000	26/05/2022

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:

21/11/2022 16:11



 4  2  4

Property Type: House
Land Size: 832 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,730,000
Median House Price
September quarter 2022: \$1,021,000

Comparable Properties



23 Creek Rd MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,698,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 754 sqm approx



21 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000
Method: Private Sale
Date: 06/08/2022
Property Type: House
Land Size: 918 sqm approx



4 Hodgson St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,443,000
Method: Sold Before Auction
Date: 26/05/2022
Property Type: House (Res)
Land Size: 745 sqm approx