Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 477 Mitcham Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$950,000		&		\$990,000				
Median sale price									
Median price	\$1,267,500	Pro	operty Type	Hou	ISE		Suburb	Mitcham	
Period - From	01/10/2021	to	31/12/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2 Victory St MITCHAM 3132	\$990,000	26/03/2022
2	68 Brunswick Rd MITCHAM 3132	\$990,000	18/11/2021
3			

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:

08/04/2022 15:27









Property Type: House (Res) **Land Size:** 501 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$990,000 Median House Price December quarter 2021: \$1,267,500

Comparable Properties



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.

Account - Barry Plant | P: 03 9842 8888





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