

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

477 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,267,500 Property Type House Suburb Mitcham

Period - From 01/10/2021 to 31/12/2021 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	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



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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



2 Victory St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$990,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 697 sqm approx



68 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments

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Price: \$990,000

Method: Sale

Date: 18/11/2021

Property Type: House (Res)

Land Size: 625 sqm approx

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.