# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	451 Mitcham Road, Mitcham Vic 3132
Including suburb and postcode	· · · · · · · · · · · · · · · · · · ·
postcode	

#### Indicative selling price

Property offered for sale

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Range between \$1,380,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,267,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

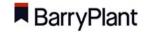
Ad	dress of comparable property	Price	Date of sale
1	1 Short St VERMONT 3133	\$1,443,500	18/12/2021
2			
3			

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:	08/03/2022 14:21









Rooms: 7

Property Type: House Land Size: 1041 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,380,000 - \$1,450,000 Median House Price

December quarter 2021: \$1,267,500

# Comparable Properties



1 Short St VERMONT 3133 (VG)

**=**| 4



**6** -

Price: \$1,443,500 Method: Sale Date: 18/12/2021

**Property Type:** House (Res) **Land Size:** 836 sqm approx

**Agent Comments** 

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



