

# 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

451 Mitcham Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,380,000

&

\$1,450,000

### 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	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



 4    2    2

**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    -    -

**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.