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	84 Quarry Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,200,750	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/04/2021	to	30/06/2021		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
ſ	1	16 Reserve Av MITCHAM 3132	\$1,100,000	02/06/2021

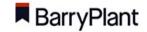
2	32 Cresswell Cr MITCHAM 3132	\$1,082,000	24/04/2021
3	35 Cresswell Cr MITCHAM 3132	\$1,051,000	01/06/2021

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:	16/09/2021 16:44





msteenhuis@barryplant.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2021: \$1,200,750

Michael Steenhuis (03) 9842 8888 0400 499 601





Property Type: House Land Size: 755 (approx.) sqm

Agent Comments

Comparable Properties



16 Reserve Av MITCHAM 3132 (REI/VG)





Price: \$1,100,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res) Land Size: 738 sqm approx

Agent Comments



32 Cresswell Cr MITCHAM 3132 (REI/VG)





Price: \$1,082,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments



35 Cresswell Cr MITCHAM 3132 (REI)



Price: \$1,051,000 Method: Private Sale Date: 01/06/2021 Property Type: House Land Size: 670 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



