

# 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

84 Quarry 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,200,750

Property 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
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

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

June quarter 2021: \$1,200,750



 3  1  1

**Property Type:** House

**Land Size:** 755 (approx.) sqm  
approx

Agent Comments

## Comparable Properties



**16 Reserve Av MITCHAM 3132 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 02/06/2021

**Property Type:** House (Res)

**Land Size:** 738 sqm approx



**32 Cresswell Cr MITCHAM 3132 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,082,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**35 Cresswell Cr MITCHAM 3132 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,051,000

**Method:** Private Sale

**Date:** 01/06/2021

**Property Type:** House

**Land Size:** 670 sqm approx