

# 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

3/11 Hedge End 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 \$800,000

&

\$850,000

### Median sale price

Median price \$795,000

Property Type Unit

Suburb Mitcham

Period - From 01/04/2022

to

31/03/2023

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	1/235 Mitcham Rd MITCHAM 3132	\$869,500	15/04/2023
2	2/22 Harrison St MITCHAM 3132	\$840,000	25/03/2023
3	1/285-287 Mitcham Rd MITCHAM 3132	\$840,000	14/12/2022

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:

08/05/2023 16:12

3/11 Hedge End Road, Mitcham Vic 3132

**Jellis  
Craig**

Sharyn de Vries

9870 6211

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

Year ending March 2023: \$795,000



3 2 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/235 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**

3 2 2

**Price:** \$869,500

**Method:** Private Sale

**Date:** 15/04/2023

**Property Type:** House

**Land Size:** 401 sqm approx



**2/22 Harrison St MITCHAM 3132 (REI)**

**Agent Comments**

3 2 1

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 280 sqm approx



**1/285-287 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**

3 1 2

**Price:** \$840,000

**Method:** Sold Before Auction

**Date:** 14/12/2022

**Property Type:** Unit

**Land Size:** 302 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211 | F: 03 9870 6024



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