

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

11 Simla Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$790,000

&

\$865,000

Median sale price

Median price \$824,444

Property Type Unit

Suburb Mitcham

Period - From 01/10/2020

to 30/09/2021

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 | 8/25 Glenburnie Rd MITCHAM 3132 | \$820,000 | 07/11/2021 |
| 2 | 1/17 Eugenia St NUNAWADING 3131 | \$815,000 | 29/05/2021 |
| 3 | 15 Church St MITCHAM 3132 | \$799,000 | 14/08/2021 |

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:

09/11/2021 13:26



 2  1  2

Rooms: 4

Property Type: House

Land Size: 367 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$865,000

Median Unit Price

Year ending September 2021: \$824,444

Comparable Properties



8/25 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 07/11/2021

Property Type: Unit



1/17 Eugenia St NUNAWADING 3131 (REI/VG)

Agent Comments

 2  2  1

Price: \$815,000

Method: Auction Sale

Date: 29/05/2021

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



15 Church St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$799,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Account - Philip Webb