

## 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

26 HEATHERDALE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,209,000

Property type

House

Suburb

Mitcham

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

35 HYGIEA PARADE RINGWOOD NORTH VIC 3134	\$1,015,000	22-Jun-22

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 6 months.

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Janssen Xiang

P 03 9978 7872

M 0411 659 290

E janssen.xiang@JanssenCo.com.au



### 35 HYGEIA PARADE RINGWOOD NORTH VIC 3134

Sold Price

**\$1,015,000**

Sold Date

**22-Jun-22**



4



2



2

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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