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 Mintleaf Grove, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$890,000		&		\$970,000					
Median sale pr	rice									
Median price	\$1,005,000	Pro	operty Type	Hou	se		Suburb	Mitcham		
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/9 Wood St NUNAWADING 3131	\$900,000	30/07/2022
2	8/32-34 Burnett St MITCHAM 3132	\$945,000	16/09/2022
3	10 Madison Blvd MITCHAM 3132	\$967,000	03/09/2022

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:

27/09/2022 23:40



Harcourts



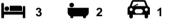


Rooms: 5 Property Type: House Agent Comments Indicative Selling Price \$890,000 - \$970,000 Median House Price June guarter 2022: \$1,005,000

Comparable Properties



2/9 Wood St NUNAWADING 3131 (REI)



Price: \$900,000 Method: Auction Sale Date: 30/07/2022 Property Type: Townhouse (Res) Agent Comments



8/32-34 Burnett St MITCHAM 3132 (REI)



Price: \$945,000 Method: Private Sale Date: 16/09/2022 Property Type: Townhouse (Single) Land Size: 241 sqm approx



10 Madison Blvd MITCHAM 3132 (REI)



Agent Comments

Agent Comments

Price: \$967,000 Method: Auction Sale Date: 03/09/2022 Property Type: Townhouse (Res) Land Size: 280 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.