

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

7 Edgerton Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Mitcham

Period - From 01/04/2022 to 30/06/2022 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	51 Purches St MITCHAM 3132	\$1,170,000	19/02/2022
2	66 Brunswick Rd MITCHAM 3132	\$1,000,000	02/04/2022
3	2 Victory St MITCHAM 3132	\$990,000	26/03/2022

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:

05/08/2022 10:50



 3  2  1

Property Type: House
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
June quarter 2022: \$1,005,000

Comparable Properties



51 Purches St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,170,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 715 sqm approx



66 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,000,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 642 sqm approx



2 Victory St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$990,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9842 8888