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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,070,000			
Median sale pr	rice							
Median price	\$1,005,000	Pro	Property Type House		;e		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.

Ado	dress 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









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)



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

Agent Comments



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

Land Size: 642 sqm approx

3



2 Victory St MITCHAM 3132 (REI/VG)

66 Brunswick Rd MITCHAM 3132 (REI/VG)

6 3



Agent Comments

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



propertydata

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