### 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

23 Quarry Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$970,000			
Median sale pr	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	44 Worrell St NUNAWADING 3131	\$963,000	24/11/2023
2	45 Rooks Rd MITCHAM 3132	\$960,000	16/03/2024
3	20 Deep Creek Rd MITCHAM 3132	\$945,000	23/03/2024

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:

02/04/2024 11:48



# **M**c**Grath**





**Property Type:** House Land Size: 719 sqm approx Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$900,000 - \$970,000 Median House Price Year ending December 2023: \$1,200,000

## **Comparable Properties**



44 Worrell St NUNAWADING 3131 (REI)



Price: \$963,000 Method: Private Sale Date: 24/11/2023 Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments

Agent Comments



45 Rooks Rd MITCHAM 3132 (REI)



Price: \$960,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res)



20 Deep Creek Rd MITCHAM 3132 (REI)



Land Size: 593 sqm approx

Agent Comments

Price: \$945,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 608 sqm approx

#### Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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