

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$970,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/01/2023 to 31/12/2023 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	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



3 1 3

**Property Type:** House

**Land Size:** 719 sqm approx

**Agent Comments**

## Comparable Properties



**44 Worrell St NUNAWADING 3131 (REI)**

**Agent Comments**

3 2 2

**Price:** \$963,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**45 Rocks Rd MITCHAM 3132 (REI)**

**Agent Comments**

3 1 2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**20 Deep Creek Rd MITCHAM 3132 (REI)**

**Agent Comments**

3 1 1

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 608 sqm approx