Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5 Deakin Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,040,000
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Median sale price

Median price	\$1,257,500	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/01/2021	to	31/03/2021		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

1	28 Bruce St MITCHAM 3132	\$1,036,000	22/05/2021
2	30 Ashwood Dr NUNAWADING 3131	\$957,000	10/04/2021
3	11 Howard St MITCHAM 3132	\$1,020,000	02/01/2021

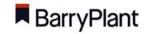
OR

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:	28/05/2021 12:49



Date of sale











Property Type: House Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 **Median House Price** March quarter 2021: \$1,257,500

Comparable Properties



28 Bruce St MITCHAM 3132 (REI)





Price: \$1,036,000 Method: Auction Sale Date: 22/05/2021

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments



30 Ashwood Dr NUNAWADING 3131 (REI)







Price: \$957,000 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res) Land Size: 584 sqm approx

Agent Comments

11 Howard St MITCHAM 3132 (VG)





Price: \$1,020,000 Method: Sale Date: 02/01/2021

Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



