

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

1 Flinders Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,187,000

Property Type House

Suburb Mitcham

Period - From 01/01/2024

to

31/03/2024

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	1 Salvana Av MITCHAM 3132	\$1,200,000	13/04/2024
2	12 Rye St MITCHAM 3132	\$1,105,000	14/09/2023
3	79 Wattle Valley Rd MITCHAM 3132	\$1,100,000	11/10/2023

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:

17/04/2024 16:36



 5  2  0

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
March quarter 2024: \$1,187,000

Comparable Properties



1 Salvana Av MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,200,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 795 sqm approx



12 Rye St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,105,000
Method: Private Sale
Date: 14/09/2023
Property Type: House (Res)
Land Size: 616 sqm approx



79 Wattle Valley Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 756 sqm approx