# 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
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#### Indicative selling price

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

Range between \$1,100,000 & \$1,150,000	Range between	\$1,100,000	&	\$1,150,000
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### Median sale price

Median price	\$1,187,000	Pro	pperty Type H	ouse	]	Suburb	Mitcham
Period - From	01/01/2024	to	31/03/2024	S	ource	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.

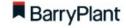
Ad	dress of comparable property	Price	Date of sale
1	1 Salvana Av MITCHAM 3132	\$1,200,000	13/04/2024
2	12 Rye St MITCHAM 3132	\$1,105,000	14/09/2023
3	79 Wattle Valley Rd MITCHAM 3132	\$1,100,000	11/10/2023

#### 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













**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)

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**Agent Comments** 

**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)

4





**a** 

**Agent Comments** 

**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)

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

**Account** - Barry Plant | P: (03) 9431 1243



