

## 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

30 GOOD GOVERNS STREET MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Mitcham

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

### 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 6 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

5 BERRY AVENUE MITCHAM VIC 3132	\$920,000	01-Sep-22
96 PURCHES STREET VERMONT VIC 3133	\$999,000	07-Oct-22
76 MAIDSTONE STREET RINGWOOD VIC 3134	\$915,000	20-Oct-22

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 6 months.~~

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**5 BERRY AVENUE MITCHAM VIC 3132**

3 1 2

Sold Price

**\$920,000**

Sold Date

**01-Sep-22**

Distance

**1km**



**96 PURCHES STREET VERMONT VIC 3133**

3 1 1

Sold Price

<sup>RS</sup> **\$999,000**

Sold Date

**07-Oct-22**

Distance

**1.03km**



**76 MAIDSTONE STREET RINGWOOD VIC 3134**

3 1 -

Sold Price

**\$915,000**

Sold Date

**20-Oct-22**

Distance

**1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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