

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

6 Simpson Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,200,750

Property Type House

Suburb Mitcham

Period - From 01/04/2021

to

30/06/2021

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	Date of sale
1	27 Highland Av MITCHAM 3132	\$1,350,000	19/04/2021
2	20 Philip St VERMONT 3133	\$1,315,000	31/07/2021
3	66 Menin Rd FOREST HILL 3131	\$1,250,000	04/08/2021

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:

14/09/2021 11:43

Michael Steenhuis
(03) 9842 8888
0400 499 601

msteenhuis@barryplant.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2021: \$1,200,750



 4  2  2

Property Type: House

Land Size: 687 (approx.) sqm
approx

Agent Comments

Comparable Properties



27 Highland Av MITCHAM 3132 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,350,000

Method: Private Sale

Date: 19/04/2021

Property Type: House

Land Size: 650 sqm approx



20 Philip St VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House



66 Menin Rd FOREST HILL 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000

Method: Private Sale

Date: 04/08/2021

Property Type: House

Land Size: 615 sqm approx