

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

9 Moorakynne Place, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,080,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Mitcham

Period - From

01/10/2019

to

30/09/2020

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	7 Andover Av MITCHAM 3132	\$1,120,000	04/08/2020
2	40 Doncaster East Rd MITCHAM 3132	\$1,080,000	29/10/2020
3	2a Price St MITCHAM 3132	\$1,065,000	21/10/2020

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:

16/11/2020 17:49

9 Moorakyne Place, Mitcham Vic 3132



Troy Sheehan

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Indicative Selling Price

\$1,080,000

Median House Price

Year ending September 2020: \$1,025,000



3 2 2

Property Type: Land

Land Size: 443 sqm approx

Agent Comments

Comparable Properties



7 Andover Av MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,120,000

Method: Private Sale

Date: 04/08/2020

Property Type: House (Res)

Land Size: 623 sqm approx



40 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 29/10/2020

Property Type: House (Res)

Land Size: 389 sqm approx



2a Price St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,065,000

Method: Private Sale

Date: 21/10/2020

Property Type: House

Land Size: 652 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.