

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 Church Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,192,000 Property Type House Suburb Mitcham

Period - From 13/09/2023 to 12/09/2024 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	5 Bader Av NUNAWADING 3131	\$880,000	06/08/2024
2	48 Carinya Rd VERMONT 3133	\$855,000	25/05/2024
3	20 Deep Creek Rd MITCHAM 3132	\$945,000	23/03/2024

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.~~

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Cherie Sun

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 4  1  2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

13/09/2023 - 12/09/2024: \$1,192,000

Comparable Properties



5 Bader Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$880,000

Method: Private Sale

Date: 06/08/2024

Property Type: House (Res)

Land Size: 593 sqm approx



48 Carinya Rd VERMONT 3133 (REI/VG)

Agent Comments

 4  1  2

Price: \$855,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 589 sqm approx



20 Deep Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$945,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 608 sqm approx

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