

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 Deakin Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,005,000

Property Type House

Suburb Mitcham

Period - From 01/04/2022

to

30/06/2022

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	17 Cyprus Av NUNAWADING 3131	\$1,072,000	02/04/2022
2	66 Brunswick Rd MITCHAM 3132	\$1,000,000	02/04/2022
3	472 Mitcham Rd MITCHAM 3132	\$987,000	28/05/2022

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:

22/08/2022 14:56

Peter Moulden

9874 7677

0413 336 864

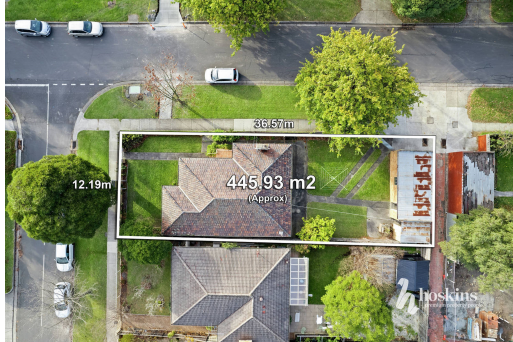
peter@hoskins.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2022: \$1,005,000



3 1 1

Property Type: House

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



17 Cyprus Av NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,072,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 605 sqm approx



66 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 3

Price: \$1,000,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 642 sqm approx



472 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$987,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 594 sqm approx