

# 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

12 Sharrow Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,055,000

&

\$1,100,000

### Median sale price

Median price \$1,195,000

Property Type House

Suburb Mitcham

Period - From 01/10/2022

to 31/12/2022

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	5 Mckeeon Rd MITCHAM 3132	\$1,092,000	12/11/2022
2	8 Sharrow Rd MITCHAM 3132	\$1,090,000	26/03/2023
3	27 Heatherbrae Av RINGWOOD 3134	\$1,090,000	24/11/2022

**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:

12/04/2023 17:20



3 1 2

**Property Type:** House  
**Land Size:** 614 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,055,000 - \$1,100,000  
**Median House Price**  
December quarter 2022: \$1,195,000

## Comparable Properties



**5 Mckee Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,092,000  
**Method:** Auction Sale  
**Date:** 12/11/2022  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**8 Sharrow Rd MITCHAM 3132 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 26/03/2023  
**Property Type:** House  
**Land Size:** 617 sqm approx



**27 Heatherbrae Av RINGWOOD 3134 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 24/11/2022  
**Property Type:** House  
**Land Size:** 463 sqm approx