

## 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

50 Glenburnie Road Mitcham VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,022,500

Property type

House

Suburb

Mitcham

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 73 Glenburnie Road Vermont VIC 3133 | \$2,200,000 | 05-Aug-17 |
| 3 Whitefriars Way Donvale VIC 3111  | \$2,450,000 | 08-May-21 |
| 38 Larne Avenue Donvale VIC 3111    | \$2,400,000 | 19-Dec-20 |

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 6 months.~~

This Statement of Information was prepared on: 24 May 2021



**73 Glenburnie Road Vermont VIC 3133**

Sold Price

**\$2,200,000**

Sold Date

**05-Aug-17**



4



2



2

Distance

**0.28km**



**3 Whitefriars Way Donvale VIC 3111**

Sold Price

<sup>RS</sup> **\$2,450,000**

Sold Date

**08-May-21**



4



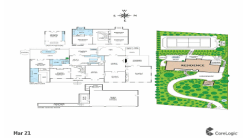
2



2

Distance

**3.64km**



**38 Larne Avenue Donvale VIC 3111**

Sold Price

**\$2,400,000**

Sold Date

**19-Dec-20**



4



2



3

Distance

**4.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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