

# 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

24 Wattle Valley 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)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$949,000 Property Type House Suburb Mitcham

Period - From 01/04/2020 to 30/06/2020 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	8 Keith Gr RINGWOOD 3134	\$893,000	30/05/2020
2	20 Reserve Av MITCHAM 3132	\$868,000	06/06/2020
3	17 Rye St MITCHAM 3132	\$855,000	13/08/2020

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:

19/09/2020 10:29



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 710 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
June quarter 2020: \$949,000

## Comparable Properties

8 Keith Gr RINGWOOD 3134 (VG)

Agent Comments



**Price:** \$893,000  
**Method:** Sale  
**Date:** 30/05/2020  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

20 Reserve Av MITCHAM 3132 (REI/VG)

Agent Comments



**Price:** \$868,000  
**Method:** Sale by Tender  
**Date:** 06/06/2020  
**Property Type:** House  
**Land Size:** 703 sqm approx



17 Rye St MITCHAM 3132 (REI)

Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 13/08/2020  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx