Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$1,079,888

Median sale price

Median price \$1,257,500	Property Type	House	Suburb	Mitcham
Period - From 01/01/2021	to 31/03/2021	Sour	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3 Madison Blvd MITCHAM 3132	\$1,100,000	22/06/2021
2	10 Moorakyne Pl MITCHAM 3132	\$1,070,000	13/04/2021
3			

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:	10/07/2021 12:09



Date of sale









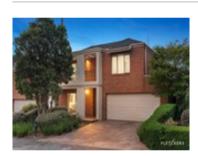
Property Type: House Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price \$1,079,888 **Median House Price**

March quarter 2021: \$1,257,500

Comparable Properties



3 Madison Blvd MITCHAM 3132 (REI)



Price: \$1,100,000 Method: Private Sale Date: 22/06/2021 Property Type: House Land Size: 299 sqm approx **Agent Comments**



10 Moorakyne PI MITCHAM 3132 (VG)



Price: \$1,070,000 Method: Sale Date: 13/04/2021

Property Type: House (Res) Land Size: 372 sqm approx

Agent Comments

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.

Account - Philip Webb



