

# 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

13 Willow Avenue, 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,285,000

Property Type

House

Suburb

Mitcham

Period - From

01/07/2021

to

30/09/2021

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	40 Wattle Valley Rd MITCHAM 3132	\$1,070,000	04/11/2021
2	4 Simpson St MITCHAM 3132	\$1,060,000	20/11/2021
3	4 Windouran Dr MITCHAM 3132	\$1,015,000	04/12/2021

**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:

20/12/2021 16:19



 3    1    0

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 680 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

September quarter 2021: \$1,285,000

## Comparable Properties



**40 Wattle Valley Rd MITCHAM 3132 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 04/11/2021

**Property Type:** House (Res)

**Land Size:** 611 sqm approx



**4 Simpson St MITCHAM 3132 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**4 Windouran Dr MITCHAM 3132 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** House (Res)

**Land Size:** 685 sqm approx

Account - Philip Webb