## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/385 Mitcham Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$725,000		&		\$780,00	0		
Median sale p	rice							
Median price	\$1,040,500	Pro	operty Type	Том	nhouse		Suburb	Mitcham
Period - From	26/09/2023	to	25/09/2024		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	12/385 Mitcham Rd MITCHAM 3132	\$850,000	08/08/2024
2	3/126 Brunswick Rd MITCHAM 3132	\$740,000	08/07/2024
3	13/520 Mitcham Rd MITCHAM 3132	\$740,000	10/04/2024

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:

26/09/2024 15:59



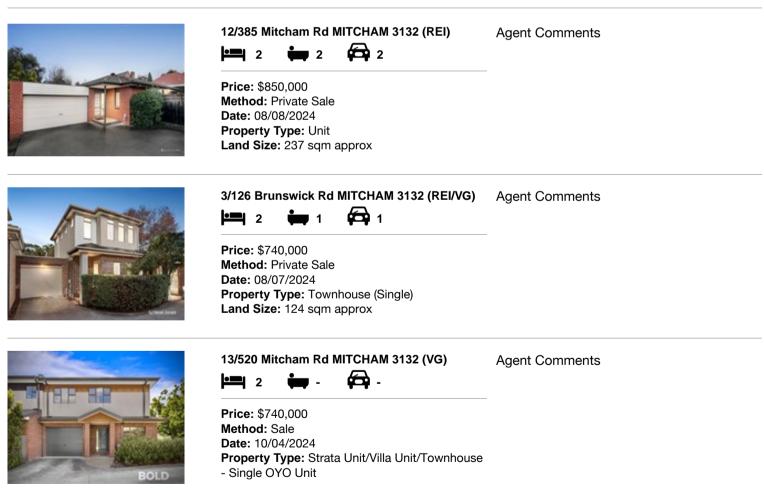






**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$725,000 - \$780,000 Median Townhouse Price 26/09/2023 - 25/09/2024: \$1,040,500

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300





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