

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

3/25-27 Deep Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price

\$777,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2023

to

31/03/2023

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	2/22 Avalon Gr RINGWOOD NORTH 3134	\$888,000	03/05/2023
2	1/12a Scott St MITCHAM 3132	\$853,000	17/04/2023
3	2/22 Harrison St MITCHAM 3132	\$840,000	25/03/2023

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:

21/06/2023 16:57



 3  2  2

Property Type: Unit
Land Size: 319 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median Unit Price
March quarter 2023: \$777,500

Comparable Properties



2/22 Avalon Gr RINGWOOD NORTH 3134 (REI) **Agent Comments**

 3  2  2

Price: \$888,000
Method: Expression of Interest
Date: 03/05/2023
Property Type: Townhouse (Res)
Land Size: 308 sqm approx



1/12a Scott St MITCHAM 3132 (VG)

Agent Comments

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Price: \$853,000
Method: Sale
Date: 17/04/2023
Property Type: Flat/Unit/Apartment (Res)



2/22 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$840,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Account - Barry Plant | P: 03 9842 8888