

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

5 BERRY AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

House

Suburb

Mitcham

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

6 BERRY AVENUE MITCHAM VIC 3132	\$993,000	16-Aug-22
18 AVON AVENUE MITCHAM VIC 3132	\$880,000	28-May-22
28 GOOD GOVERNS STREET MITCHAM VIC 3132	\$801,000	26-May-22

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 6 months.~~

This Statement of Information was prepared on: 24 August 2022



6 BERRY AVENUE MITCHAM VIC 3132

3 2 2

Sold Price

^{RS} **\$993,000** Sold Date **16-Aug-22**

Distance **0.06km**



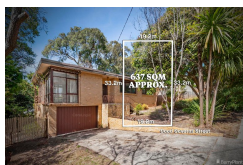
18 AVON AVENUE MITCHAM VIC 3132

3 1 1

Sold Price

\$880,000 Sold Date **28-May-22**

Distance **0.38km**



28 GOOD GOVERNS STREET MITCHAM VIC 3132

3 1 2

Sold Price

^{RS} **\$801,000** Sold Date **26-May-22**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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