

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

22 PEEL STREET 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

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Mitcham

Period-from

01 Feb 2022

to

31 Jan 2023

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

1 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$1,330,000	26-Nov-22
23 LISBETH AVENUE DONVALE VIC 3111	\$1,390,000	26-Nov-22
8 MANORWOOD PLACE MITCHAM VIC 3132	\$1,482,000	05-Nov-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: 08 February 2023



Tim Siatos

P 98731888

M 0438425069

E tsiatos@bigginscott.com.au



**1 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$1,330,000** Sold Date **26-Nov-22**

Distance **1.03km**



**23 LISBETH AVENUE DONVALE
VIC 3111**

3 2 2

Sold Price **\$1,390,000** Sold Date **26-Nov-22**

Distance **1.54km**



**8 MANORWOOD PLACE MITCHAM
VIC 3132**

3 2 2

Sold Price **\$1,482,000** Sold Date **05-Nov-22**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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