

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

1/62 Rosstrevor Crescent, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$950,500 Property Type Townhouse Suburb Mitcham

Period - From 17/03/2022 to 16/03/2023 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.

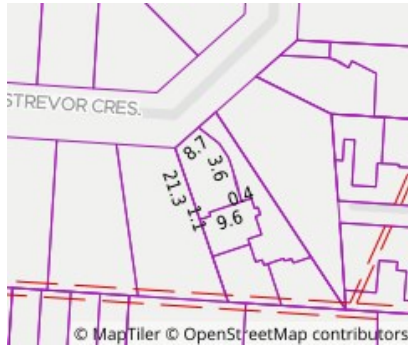
	Address of comparable property	Price	Date of sale
1	13 Rahnston Ct VERMONT 3133	\$1,101,500	22/10/2022
2	3/14 Shady Gr NUNAWADING 3131	\$1,027,000	25/02/2023
3	2/10-12 Shady Gr NUNAWADING 3131	\$980,000	18/02/2023

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:

17/03/2023 16:27



 3  2  2

Property Type: Townhouse

Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

17/03/2022 - 16/03/2023: \$950,500

Comparable Properties



13 Rahnston Ct VERMONT 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,101,500

Method: Auction Sale

Date: 22/10/2022

Property Type: Townhouse (Res)

Land Size: 422 sqm approx



3/14 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$1,027,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



2/10-12 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$980,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)

Land Size: 215 sqm approx

Account - Barry Plant | P: 03 9842 8888