

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 19 Langford Avenue, Mitcham, VIC 3132

Indicative selling price

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

Single price \$1,040,000

or range between

&

Median sale price

Median price

\$ 1,230,000

Property type

House

Suburb

Mitcham

Period - From

05/09/2023

to

04/09/2024

Source

pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	8 Grace Ct, Mitcham Vic	\$1,096,000	02/06/2024
2	6 Howard St, Mitcham Vic	\$1,050,000	24/07/2024
3	56 Churinga Av, Mitcham Vic	\$1,026,000	20/04/2024

This Statement of Information was prepared on:

05/09/2024