

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

2/25-27 DEEP CREEK ROAD 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

\$915,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2023

to

31 May 2024

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

2/53 DEEP CREEK ROAD MITCHAM VIC 3132	\$927,000	02-Mar-24
4/15 HARRISON STREET MITCHAM VIC 3132	\$916,200	25-May-24
3/25 GLENBURNIE ROAD MITCHAM VIC 3132	\$942,000	06-May-24

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: 15 June 2024



**2/53 DEEP CREEK ROAD MITCHAM
VIC 3132**

Sold Price

\$927,000

Sold Date

02-Mar-24



3



2



1

Distance

0.28km



**4/15 HARRISON STREET MITCHAM
VIC 3132**

Sold Price

^{RS}

\$916,200

Sold Date

25-May-24



3



1



2

Distance

1.18km



**3/25 GLENBURNIE ROAD
MITCHAM VIC 3132**

Sold Price

^{RS}

\$942,000

Sold Date

06-May-24



3



2



2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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