

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

10 Rothwell Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Mitcham

Period - From 01/10/2022

to 31/12/2022

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	44 Aurum Cr RINGWOOD NORTH 3134	\$1,762,000	18/11/2022
2	3 Ash Ct DONVALE 3111	\$1,515,000	15/11/2022
3	1e Hearthsides Ct RINGWOOD 3134	\$1,200,000	03/02/2023

OR

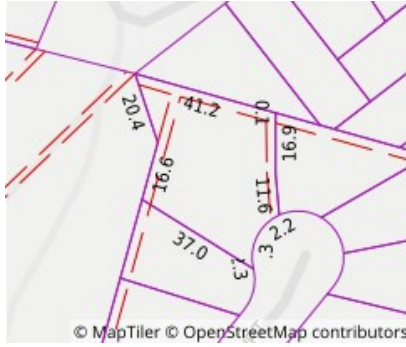
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/04/2023 10:55

10 Rothwell Court, Mitcham Vic 3132

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: Land
Land Size: 1387 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2022: \$1,195,000

Comparable Properties



44 Aurum Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

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Price: \$1,762,000
Method: Private Sale
Date: 18/11/2022
Property Type: House
Land Size: 1363 sqm approx



3 Ash Ct DONVALE 3111 (REI/VG)

Agent Comments

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Price: \$1,515,000
Method: Private Sale
Date: 15/11/2022
Property Type: House
Land Size: 1174 sqm approx



1e Hearthsides Ct RINGWOOD 3134 (REI)

Agent Comments

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Price: \$1,200,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 1122 sqm approx

Account - Heavyside



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