

# 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 Denis Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,285,000

Property Type House

Suburb Mitcham

Period - From 01/07/2021

to

30/09/2021

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	11 Myuna Ct VERMONT 3133	\$1,496,000	30/10/2021
2	70 Centre Rd VERMONT 3133	\$1,400,000	17/11/2021
3	6 Simpson St MITCHAM 3132	\$1,375,000	09/10/2021

**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:

01/12/2021 15:00



4 2 2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 673 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

September quarter 2021: \$1,285,000

## Comparable Properties

11 Myuna Ct VERMONT 3133 (REI)

Agent Comments

4 2 2

**Price:** \$1,496,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



70 Centre Rd VERMONT 3133 (REI)

Agent Comments

4 2 -

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 17/11/2021

**Property Type:** House

**Land Size:** 561 sqm approx



6 Simpson St MITCHAM 3132 (REI)

Agent Comments

4 2 2

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Property Type:** House (Res)

**Land Size:** 687 sqm approx