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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,285,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	dress 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.

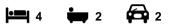
This Statement of Information was prepared on:

01/12/2021 15:00









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)



Price: \$1,496,000 Method: Auction Sale Date: 30/10/2021 Property Type: House (Res) Land Size: 732 sqm approx Agent Comments

Agent Comments



70 Centre Rd VERMONT 3133 (REI)



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



Price: \$1,375,000 Method: Auction Sale Date: 09/10/2021 Property Type: House (Res) Land Size: 687 sqm approx

•**••** 4

Account - O'Brien Real Estate Vermont | P: 03 9087 1087



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

2 2

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.