

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

412 LEARMONTH ROAD MITCHELL PARK VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Mitchell Park

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16 BANKSIA ROAD WENDOUREE VIC 3355	\$410,000	21-Apr-23
16 CLOVER STREET WENDOUREE VIC 3355	\$420,000	07-Jun-23
4 ASHWOOD GARDENS MITCHELL PARK VIC 3355	\$425,000	14-Apr-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 September 2023


**16 BANKSIA ROAD WENDOUREE
VIC 3355**
 3  1  1

Sold Price

\$410,000

Sold Date

21-Apr-23

Distance

1.23km

**16 CLOVER STREET WENDOUREE
VIC 3355**
 3  1  3

Sold Price

\$420,000

Sold Date

07-Jun-23

Distance

1.28km

**4 ASHWOOD GARDENS MITCHELL
PARK VIC 3355**
 3  1  1

Sold Price

\$425,000

Sold Date

14-Apr-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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