

# 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

9 Autumn Grove, Mitcham Vic 3132

### Indicative selling price

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

Single price

\$927,000

### Median sale price

Median price

\$982,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

17/02/2023

to

16/02/2024

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	3/10 Davison St MITCHAM 3132	\$1,000,000	21/01/2024
2	1/30 Nymph St MITCHAM 3132	\$915,000	24/10/2023
3	3/575 Whitehorse Rd MITCHAM 3132	\$910,000	25/11/2023

**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:

17/02/2024 13:04

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**Indicative Selling Price**

\$927,000

**Median Townhouse Price**

17/02/2023 - 16/02/2024: \$982,000



3 2 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 280 sqm approx

**Agent Comments**

## Comparable Properties



**3/10 Davison St MITCHAM 3132 (REI)**

**Agent Comments**

3 2 2

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

**Method:** Auction Sale

**Date:** 21/01/2024

**Property Type:** Townhouse (Res)



**1/30 Nymph St MITCHAM 3132 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$915,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Townhouse (Single)



**3/575 Whitehorse Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 226 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613