

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

45 Fuller Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	8 Manorwood PI MITCHAM 3132	\$1,482,000	05/11/2022
2	23 Highland Av MITCHAM 3132	\$1,340,000	07/11/2022
3	20 Fuller St MITCHAM 3132	\$1,300,000	17/09/2022

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:

02/03/2023 12:02

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2022: \$1,195,000



 4  2  2

Property Type: House

Land Size: 979 sqm approx

Agent Comments

Comparable Properties



8 Manorwood PI MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,482,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 798 sqm approx



23 Highland Av MITCHAM 3132 (VG)

Agent Comments

 4  -  -

Price: \$1,340,000

Method: Sale

Date: 07/11/2022

Property Type: House (Res)

Land Size: 651 sqm approx



20 Fuller St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 17/09/2022

Rooms: 8

Property Type: House (Res)

Land Size: 1139 sqm approx