

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 Dalmor Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,184,500 Property Type House Suburb Mitcham

Period - From 01/01/2022 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	6 Berry Av MITCHAM 3132	\$993,000	16/08/2022
2	42 Burnett St MITCHAM 3132	\$980,000	01/10/2022
3	5 Berry Av MITCHAM 3132	\$920,000	01/09/2022

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:

20/01/2023 10:20

9 Dalmor Avenue, Mitcham Vic 3132

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 1

Property Type: House
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending December 2022: \$1,184,500

Comparable Properties



6 Berry Av MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$993,000
Method: Auction Sale
Date: 16/08/2022
Property Type: House (Res)
Land Size: 595 sqm approx



42 Burnett St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$980,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 584 sqm approx



5 Berry Av MITCHAM 3132 (VG)

Agent Comments

3 - -

Price: \$920,000
Method: Sale
Date: 01/09/2022
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Heavyside



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