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

24 Quarry Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,080,000		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,275,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Quarry Rd MITCHAM 3132	\$1,120,000	23/09/2024
2	16 Dunlavin Rd NUNAWADING 3131	\$1,270,000	30/08/2024
3	12 Langford Cr DONVALE 3111	\$1,300,000	12/06/2024

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:

04/10/2024 14:10









Property Type: House Land Size: 570 sqm approx Agent Comments Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price June quarter 2024: \$1,275,000

Comparable Properties

48 Quarry Rd MITCHAM 3132 (REI)



Price: \$1,120,000 Method: Date: 23/09/2024 Property Type: House Agent Comments

16 Dunlavin Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,270,000 Method: Private Sale Date: 30/08/2024 Property Type: House (Res) Land Size: 604 sqm approx

12 Langford Cr DONVALE 3111 (REI/VG)



Agent Comments



Price: \$1,300,000 Method: Sold Before Auction Date: 12/06/2024 Property Type: House (Res) Land Size: 498 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

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