

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,180,000

### Median sale price

Median price \$1,275,000

Property Type House

Suburb Mitcham

Period - From 01/04/2024

to

30/06/2024

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	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



 3    1    2

**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)

**Agent Comments**

 3    2    -

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



16 Dunlavin Rd NUNAWADING 3131 (REI)

**Agent Comments**

 3    2    2

**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**

 4    2    2

**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