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

22 Halls Parade, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,212,000	Pro	Property Type H		House		Suburb	Mitcham	
Period - From	14/02/2021	to	13/02/2022		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 sixmonths 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	5 Scott St MITCHAM 3132	\$1,194,000	19/10/2021
2	1 Ferguson St MITCHAM 3132	\$1,100,000	09/02/2022
3			

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.

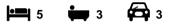
This Statement of Information was prepared on:

14/02/2022 16:51









Property Type: House Land Size: 578 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 14/02/2021 - 13/02/2022: \$1,212,000

Comparable Properties

	5 Scott St MITCHAM 3132 (REI/VG) 3 2 2 2 Price: \$1,194,000 Method: Auction Sale Date: 19/10/2021 Property Type: House (Res) Land Size: 538 sqm approx	Agent Comments
Byelfort	1 Ferguson St MITCHAM 3132 (REI) 5 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 09/02/2022 Property Type: House (Res) Land Size: 575 sqm approx	Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888

propertydata



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