

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 between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,212,000

Property Type House

Suburb Mitcham

Period - From 14/02/2021

to

13/02/2022

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	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



 5  3  3

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)

Agent Comments

 3  2  2

Price: \$1,194,000
Method: Auction Sale
Date: 19/10/2021
Property Type: House (Res)
Land Size: 538 sqm approx



1 Ferguson St MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,100,000
Method: Private Sale
Date: 09/02/2022
Property Type: House (Res)
Land Size: 575 sqm approx

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