

# 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

30 Nara Road, Mitcham, VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$940,000

&

\$990,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

27/05/2024

to

26/11/2024

Source

pdol

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 14 Beaufort St, Mitcham Vic	\$1,000,000	29/05/2024
2 45 Pine Cr, Ringwood North Vic	\$945,000	14/09/2024
3 9 Quarry Rd, Mitcham Vic	\$982,500	17/09/2024

This Statement of Information was prepared on:

27/11/2024