

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

56 Brunswick Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,155,000 Property Type House Suburb Mitcham

Period - From 01/07/2024 to 30/09/2024 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	2 Victoria Av MITCHAM 3132	\$900,000	07/09/2024
2	5 Bader Av NUNAWADING 3131	\$880,000	06/08/2024
3	43 Mcculloch St NUNAWADING 3131	\$955,000	18/05/2024

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: 20/12/2024 11:20



 3  2  1

Property Type: House
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
September quarter 2024: \$1,155,000

Comparable Properties



2 Victoria Av MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$900,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 318 sqm approx



5 Bader Av NUNAWADING 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$880,000
Method: Private Sale
Date: 06/08/2024
Property Type: House (Res)
Land Size: 593 sqm approx



43 Mcculloch St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$955,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 614 sqm approx

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