Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/12 Clive Street, Mitcham Vic 3132
Including suburb and	

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Median sale price

Median price	\$950,000	Pro	perty Type	Townhouse		Suburb	Mitcham
Period - From	12/07/2022	to	11/07/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

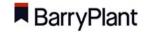
Address of comparable property		Price	Date of sale
1	2/3 Karwitha St VERMONT 3133	\$1,415,000	29/06/2023
2			
3			

OR

В* 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:	12/07/2023 09:16









Property Type: Townhouse **Land Size:** 316 sqm approx Agent Comments

Indicative Selling Price \$1,330,000 - \$1,430,000 Median Townhouse Price 12/07/2022 - 11/07/2023: \$950,000

Comparable Properties



2/3 Karwitha St VERMONT 3133 (REI)

4



6 2

Price: \$1,415,000

Method: Sold Before Auction

Date: 29/06/2023

Property Type: Townhouse (Res)

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



