### 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

497A Mitcham Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	ise		Suburb	Mitcham
Period - From	01/01/2025	to	31/03/2025		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	22 Simpson St MITCHAM 3132	\$1,240,000	20/03/2025
2	3/6 Halls Pde MITCHAM 3132	\$1,120,000	13/02/2025
3	3/19 Halls Pde MITCHAM 3132	\$1,230,000	08/02/2025

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:

30/06/2025 15:45



# Harcourts





**Property Type:** Unit **Land Size:** 654 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2025: \$1,200,000

## **Comparable Properties**





3/19 Halls Pde MITCHAM 3132 (REI/VG)
Agent Comments

Image: gradient of the state of the state

Account - Harcourts Vermont South | P: 03 98861008

Property Type: Unit Land Size: 318 sqm approx



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