Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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Including suburk	Address cluding suburb and postcode 6/17 Harrison Street, Mitcham Vic 3132						
Indicative sellin	g price						
For the meaning o	f this price see co	nsumer.vic.gov.au/	underquoting				
Range between	\$820,000	&	\$890,000				

Median sale price

Median price	\$825,000	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	4/667 Whitehorse Rd MITCHAM 3132	\$865,000	15/03/2025
2	4/2 Scott St MITCHAM 3132	\$856,000	24/01/2025
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:	20/05/2025 14:02





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Indicative Selling Price \$820,000 - \$890,000 **Median Unit Price** Year ending March 2025: \$825,000

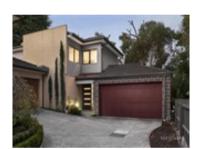




Property Type: Unit Land Size: 354 sqm approx

Agent Comments

Comparable Properties



4/667 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

Price: \$865,000 Method: Auction Sale Date: 15/03/2025

Property Type: Townhouse (Res)



4/2 Scott St MITCHAM 3132 (REI/VG)



Agent Comments

Price: \$856,000 Method: Auction Sale Date: 24/01/2025 Property Type: Unit

Land Size: 383 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 - McGrath Box Hill | P: 03 9889 8800



