Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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1/24 Mountfield Road, Mitcham Vic 3132

Indicative selling price

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

Range between	\$950,000	&	\$1,000,000
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Median sale price

Median price	\$820,900	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	1d Alern Ct NUNAWADING 3131	\$1,015,000	13/04/2024
2	5/11 Cherry Gr DONVALE 3111	\$850,000	18/05/2024
3	12/21 Doncaster East Rd MITCHAM 3132	\$820,000	20/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2024 15:11





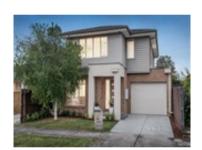




Property Type: Townhouse Land Size: 282 sqm approx **Agent Comments**

Indicative Selling Price \$950,000 - \$1,000,000 **Median Unit Price** March quarter 2024: \$820,900

Comparable Properties



1d Alern Ct NUNAWADING 3131 (REI)

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Price: \$1,015,000 Method: Auction Sale Date: 13/04/2024

Property Type: Townhouse (Res) Land Size: 176 sqm approx

Agent Comments



5/11 Cherry Gr DONVALE 3111 (REI)







Price: \$850,000 Method: Auction Sale Date: 18/05/2024

Property Type: Townhouse (Res)

Agent Comments



12/21 Doncaster East Rd MITCHAM 3132

(REI/VG)

= 3



Price: \$820.000 Method: Private Sale Date: 20/02/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



