

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

1 Berry Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Mitcham

Period - From

01/10/2023

to

31/12/2023

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 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 | 18 Mountfield Rd MITCHAM 3132 | \$1,019,000 | 03/10/2023 |
| 2 | 4 Deakin St MITCHAM 3132 | \$1,030,000 | 02/11/2023 |
| 3 | 10 Deakin St MITCHAM 3132 | \$1,127,500 | 02/09/2023 |

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:

29/01/2024 11:57



Property Type: House (Previously

Occupied - Detached)

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



18 Mountfield Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,019,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 615 sqm approx



4 Deakin St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 02/11/2023

Property Type: House

Land Size: 484 sqm approx



10 Deakin St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,127,500

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 444 sqm approx