## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

	1 Fellows Street, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/04/2023	to	30/06/2023		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

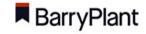
Add	dress of comparable property	Price	Date of sale
1	22 Fellows St MITCHAM 3132	\$1,510,000	09/09/2023
2	17 Mcdowall St MITCHAM 3132	\$1,900,000	02/08/2023
3			

#### 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:	15/09/2023 16:19









Property Type: House Land Size: 419 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** June guarter 2023: \$1,200,000

# Comparable Properties



22 Fellows St MITCHAM 3132 (REI)

Price: \$1,510,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 445 sqm approx

**Agent Comments** 



17 Mcdowall St MITCHAM 3132 (REI)

Price: \$1,900,000



Agent Comments

Method: Private Sale Date: 02/08/2023 Property Type: House (Res)

Land Size: 400 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 - Barry Plant | P: 03 9842 8888



