

# 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 Flinders Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,200,000

### 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	13 Venice Av MITCHAM 3132	\$1,180,000	12/09/2023
2	12 Rye St MITCHAM 3132	\$1,105,000	14/09/2023
3	79 Wattle Valley Rd MITCHAM 3132	\$1,100,000	11/10/2023

**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:

29/02/2024 10:19



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**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median House Price**  
December quarter 2023: \$1,230,000

## Comparable Properties



**13 Venice Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4    1    2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 12/09/2023  
**Property Type:** House  
**Land Size:** 533 sqm approx



**12 Rye St MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,105,000  
**Method:** Private Sale  
**Date:** 14/09/2023  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx



**79 Wattle Valley Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** House  
**Land Size:** 756 sqm approx

**Account - Barry Plant | P: 03 9842 8888**