

## 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 HARDWOOD COURT MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,152,500

Property type

House

Suburb

Mitcham

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

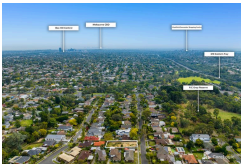
Date of sale

28 OLWEN STREET NUNAWADING VIC 3131	\$1,030,000	05-May-23
14 LUCKNOW STREET MITCHAM VIC 3132	\$1,006,000	25-Mar-23
12 SHARROW ROAD MITCHAM VIC 3132	\$1,062,500	06-May-23

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 6 months.~~

This Statement of Information was prepared on: 24 August 2023



**28 OLWEN STREET NUNAWADING VIC 3131** Sold Price **\$1,030,000** Sold Date **05-May-23**

 4  1  1

Distance **0.51km**



**14 LUCKNOW STREET MITCHAM VIC 3132** Sold Price **\$1,006,000** Sold Date **25-Mar-23**

 3  1  1

Distance **1.54km**



**12 SHARROW ROAD MITCHAM VIC 3132** Sold Price **\$1,062,500** Sold Date **06-May-23**

 3  1  2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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