

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 Walwa Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

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	4/189 Heatherdale Rd VERMONT 3133	\$1,100,000	24/11/2023
2	56 Heatherdale Rd MITCHAM 3132	\$1,010,000	28/09/2023
3	393 Mitcham Rd MITCHAM 3132	\$980,000	18/12/2023

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:

07/02/2024 13:44



Rooms: 6

Property Type: House (Res)

Land Size: 406.8 sqm approx

Agent Comments

Comparable Properties



4/189 Heatherdale Rd VERMONT 3133 (REI)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Townhouse (Res)

Land Size: 450 sqm approx



56 Heatherdale Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 673 sqm approx



393 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 18/12/2023

Property Type: House

Land Size: 362 sqm approx