

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

10/24 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Mitcham

Period - From 26/10/2022 to 25/10/2023 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	1/61 Doncaster East Rd MITCHAM 3132	\$555,000	07/09/2023
2	3/24 Harrison St MITCHAM 3132	\$542,000	07/02/2023
3	8/10-12 Brunswick Rd MITCHAM 3132	\$455,000	08/09/2023

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: 26/10/2023 14:39



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Property Type: Unit
Land Size: 177 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
26/10/2022 - 25/10/2023: \$710,000

Comparable Properties



1/61 Doncaster East Rd MITCHAM 3132 (REI) **Agent Comments**

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Price: \$555,000
Method: Sold Before Auction
Date: 07/09/2023
Property Type: Unit



3/24 Harrison St MITCHAM 3132 (VG) **Agent Comments**

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Price: \$542,000
Method: Sale
Date: 07/02/2023
Property Type: Flat/Unit/Apartment (Res)



8/10-12 Brunswick Rd MITCHAM 3132 (REI) **Agent Comments**

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Price: \$455,000
Method: Private Sale
Date: 08/09/2023
Property Type: Unit
Land Size: 104 sqm approx

Account - Barry Plant | P: 03 9842 8888