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

104 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

| Median price | $1,152,500 | Property Type | House | Suburb | Mitcham |

| Period - From | 01/07/2022 | 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 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	55 Fuller St MITCHAM 3132	$1,147,000	10/04/2023
2	63 Chippewa Av DONVALE 3111	$1,095,000	20/05/2023
3	28 Denis St VERMONT 3133	$1,000,000	22/04/2023

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: 06/08/2023 13:30

CONSUMER AFFAIRS VICTORIA

104 Brunswick Road, Mitcham Vic 3132

🛏 3   🛁 1   🚗 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2023: $1,152,500

Comparable Properties

55 Fuller St MITCHAM 3132 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $1,147,000
Method: Sold Before Auction
Date: 10/04/2023
Property Type: House (Res)
Land Size: 1319 sqm approx

Agent Comments

63 Chippewa Av DONVALE 3111 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,095,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 1074 sqm approx

Agent Comments

28 Denis St VERMONT 3133 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $1,000,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700