

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

11 Hardwood Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000 & \$990,000

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 | 26 Jessie St BLACKBURN NORTH 3130 | \$990,000 | 18/03/2023 |
| 2 | 19 Sunnyside Av NUNAWADING 3131 | \$982,000 | 01/04/2023 |
| 3 | 51 Rooks Rd MITCHAM 3132 | \$950,000 | 02/04/2023 |

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:

11/08/2023 10:56

Elliot Kyriakou

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2023: \$1,152,500



 4  1  1

Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



26 Jessie St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  3

Price: \$990,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 579 sqm approx



19 Sunnyside Av NUNAWADING 3131 (REI/VG) Agent Comments

 4  2  -

Price: \$982,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House

Land Size: 651 sqm approx



51 Rooks Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Auction Sale

Date: 02/04/2023

Property Type: House (Res)

Land Size: 715 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613