

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 Ronald Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

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	29 Milton St NUNAWADING 3131	\$2,060,000	02/03/2024
2	17 Mcculloch St NUNAWADING 3131	\$1,900,000	09/12/2023
3	27 Grove St VERMONT 3133	\$1,745,000	16/11/2023

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:

25/03/2024 12:01



Rooms: 6

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



29 Milton St NUNAWADING 3131 (REI)

Agent Comments



Price: \$2,060,000

Method: Sold Before Auction

Date: 02/03/2024

Property Type: House (Res)

Land Size: 860 sqm approx



17 Mcculloch St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,900,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 639 sqm approx



27 Grove St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,745,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 624 sqm approx