

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

11A Deep Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/04/2023 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	31 Walwa St MITCHAM 3132	\$1,484,500	13/05/2023
2	1/12 Clive St MITCHAM 3132	\$1,450,000	15/07/2023
3	1/42 Linlithgow St MITCHAM 3132	\$1,358,000	07/04/2023

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:

06/09/2023 08:05



Property Type: House

Land Size: 526 sqm approx

Agent Comments

Comparable Properties



31 Walwa St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,484,500

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 571 sqm approx



1/12 Clive St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

Land Size: 316 sqm approx



1/42 Linlithgow St MITCHAM 3132 (VG)

Agent Comments



Price: \$1,358,000

Method: Sale

Date: 07/04/2023

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit