Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

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	\$1,255,500	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	25 Burnett St MITCHAM 3132	\$1,570,000	31/12/2023
2	451 Mitcham Rd MITCHAM 3132	\$1,426,000	28/12/2023
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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:	11/01/2024 16:48

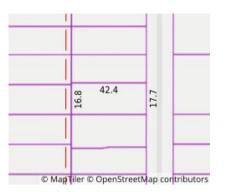


Date of sale



Miranda Bailey 9908 5700 0431 535 009 mirandabailey@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price September quarter 2023: \$1,255,500



Property Type: House
Land Size: 748 sqm approx
Agent Comments

Comparable Properties



25 Burnett St MITCHAM 3132 (REI)

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6 2

Price: \$1,570,000 Method: Private Sale Date: 31/12/2023 Property Type: House Land Size: 693 sqm approx **Agent Comments**



451 Mitcham Rd MITCHAM 3132 (REI)

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Price: \$1,426,000 Method: Private Sale Date: 28/12/2023 Property Type: House Land Size: 1043 sqm approx **Agent Comments**

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.

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



