

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

12 Rye Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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 | 6 Solar Ct NUNAWADING 3131 | \$1,060,000 | 29/07/2023 |
| 2 | 48 Ormond Av MITCHAM 3132 | \$1,270,000 | 13/05/2023 |
| 3 | 10 Shrewsbury Rd NUNAWADING 3131 | \$1,156,000 | 18/06/2023 |

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:

29/08/2023 15:40



Property Type: House

Land: 616sqm Agent

Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2023: \$1,200,000

Comparable Properties

6 Solar Ct NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,060,000

Method:

Date: 29/07/2023

Property Type: House



48 Ormond Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 553 sqm approx



10 Shrewsbury Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,156,000

Method: Private Sale

Date: 18/06/2023

Property Type: House

Land Size: 627 sqm approx

Account - Barry Plant | P: 03 9842 8888