#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

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
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#### Median sale price

Median price	\$1,200,000	Pro	perty 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

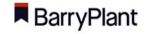
1	6 Solar Ct NUNAWADING 3131	\$1,060,000	29/07/2023
2	48 Ormond Av MITCHAM 3132	\$1,270,000	13/05/2023
3	10 Shrewsbury Rd NUNAWADING 3131	\$1,156,000	18/06/2023

#### OR

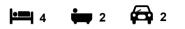
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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)

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Price: \$1,060,000

Method:

Date: 29/07/2023 Property Type: House **Agent Comments** 



48 Ormond Av MITCHAM 3132 (REI/VG)

**\_** 3

**Price:** \$1,270,000 **Method:** Auction Sale **Date:** 13/05/2023

Property Type: House (Res) Land Size: 553 sqm approx

**Agent Comments** 



10 Shrewsbury Rd NUNAWADING 3131

(REI/VG)

(KEI) (C)

**6** 

Price: \$1,156,000 Method: Private Sale Date: 18/06/2023 Property Type: House Land Size: 627 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



