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

123 Brunswick Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	23 Davison St MITCHAM 3132	\$1,219,000	19/08/2023
2	37 Culwell Av MITCHAM 3132	\$1,175,000	10/08/2023
3	55 Fuller St MITCHAM 3132	\$1,147,000	10/04/2023

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.

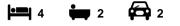
This Statement of Information was prepared on:

28/08/2023 13:15





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



Property Type: House **Land Size:** 891 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2023: \$1,200,000

Comparable Properties



23 Davison St MITCHAM 3132 (REI)

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Price: \$1,219,000 Method: Auction Sale Date: 19/08/2023 Property Type: House (Res) Land Size: 567 sqm approx

37 Culwell Av MITCHAM 3132 (REI)

2



Price: \$1,175,000 Method: Private Sale Date: 10/08/2023 Property Type: House (Res) Land Size: 837 sqm approx



55 Fuller St MITCHAM 3132 (REI/VG)



Price: \$1,147,000 Method: Sold Before Auction Date: 10/04/2023 Property Type: House (Res) Land Size: 1319 sqm approx Agent Comments

Agent Comments

Agent Comments

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



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