

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

13 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

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.

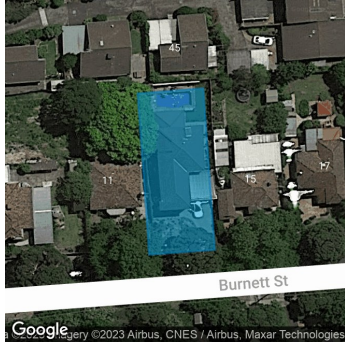
	Address of comparable property	Price	Date of sale
1	30 Lucknow St MITCHAM 3132	\$1,928,000	09/06/2023
2	15 Denman St MITCHAM 3132	\$1,925,000	20/03/2023
3	14 Alwyn St MITCHAM 3132	\$1,740,000	14/06/2023

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:

31/07/2023 16:53



 4  2  2

Property Type: House (Res)

Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

June quarter 2023: \$1,200,000

Comparable Properties



30 Lucknow St MITCHAM 3132 (REI)

Agent Comments

 4  2  -

Price: \$1,928,000

Method: Private Sale

Date: 09/06/2023

Property Type: House



15 Denman St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,925,000

Method: Private Sale

Date: 20/03/2023

Property Type: House (Res)

Land Size: 1015 sqm approx



14 Alwyn St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,740,000

Method: Private Sale

Date: 14/06/2023

Property Type: House (Res)

Land Size: 682 sqm approx