

# 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

14 Beaufort Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,201,000 Property Type House Suburb Mitcham

Period - From 26/04/2023 to 25/04/2024 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	24 Wattle Valley Rd MITCHAM 3132	\$1,080,000	14/11/2023
2	10 Warnes Rd MITCHAM 3132	\$1,037,000	18/11/2023
3			

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: 26/04/2024 16:06



 4   
  2   
  2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 26/04/2023 - 25/04/2024: \$1,201,000

## Comparable Properties



24 Wattle Valley Rd MITCHAM 3132 (REI/VG)    Agent Comments

 4   
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  1

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx



10 Warnes Rd MITCHAM 3132 (REI/VG)    Agent Comments

 4   
  1   
  2

**Price:** \$1,037,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 1038 sqm approx

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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