

# 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

17 LANGFORD AVENUE MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,000

Property type

House

Suburb

Mitcham

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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 GLENBURNIE ROAD MITCHAM VIC 3132	946888	28-Apr-23
36 COSGROVE STREET VERMONT VIC 3133	970000	17-Jul-23
13 BEDDOE ROAD VERMONT VIC 3133	998000	15-Apr-23

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 6 months.~~

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**1 GLENBURNIE ROAD MITCHAM  
VIC 3132**

 3  1  2

Sold Price **946888** Sold Date **28-Apr-23**

Distance **0.36km**

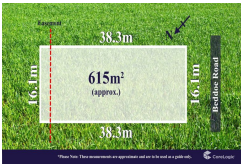


**36 COSGROVE STREET VERMONT  
VIC 3133**

 3  1  2

Sold Price <sup>RS</sup> **970000** Sold Date **17-Jul-23**

Distance **1.06km**



**13 BEDDOE ROAD VERMONT VIC  
3133**

 3  1  2

Sold Price **998000** Sold Date **15-Apr-23**

Distance **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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