Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/21 Ian Crescent, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	3/7 Walker Av MITCHAM 3132	\$1,160,000	28/10/2023
2	2/11 Simpson St MITCHAM 3132	\$1,006,000	16/09/2023
3	1/5 Ferris Av MITCHAM 3132	\$850,000	11/10/2023

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:

19/01/2024 16:31



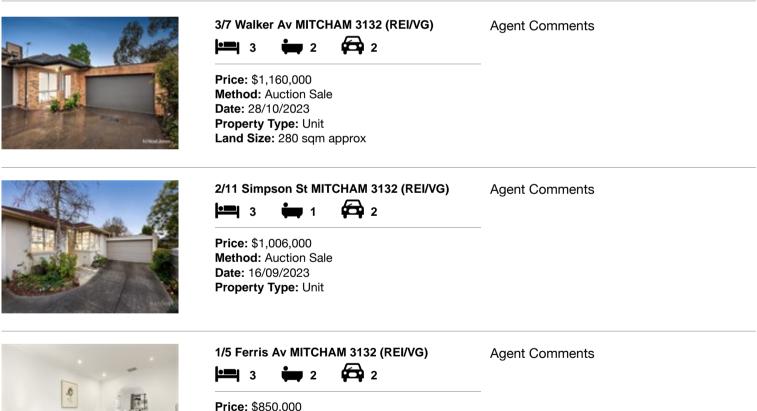






Property Type: Unit Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price December quarter 2023: \$820,000

Comparable Properties





Method: Private Sale Date: 11/10/2023 Property Type: Unit Land Size: 262 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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