

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

2/21 Ian Crescent, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Mitcham

Period - From 01/10/2023

to 31/12/2023

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	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



 3  2  2

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



3/7 Walker Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,160,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit
Land Size: 280 sqm approx



2/11 Simpson St MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,006,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit



1/5 Ferris Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 11/10/2023
Property Type: Unit
Land Size: 262 sqm approx

Account - Barry Plant | P: 03 9842 8888