

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

2/25-27 DEEP CREEK ROAD MITCHAM VIC 3132

Indicative selling price

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

Single Price

or range
between

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,000

Property type

Unit

Suburb

Mitcham

Period-from

01 May 2023

to

30 Apr 2024

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

1/34 WARNES ROAD MITCHAM VIC 3132	\$863,000	13-Apr-24
2/53 DEEP CREEK ROAD MITCHAM VIC 3132	\$927,000	02-Mar-24
8 BUXTON ROAD MITCHAM VIC 3132	\$869,000	20-Dec-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.~~

This Statement of Information was prepared on: 22 May 2024



1/34 WARNES ROAD MITCHAM VIC 3132 Sold Price ^{RS} **\$863,000** Sold Date **13-Apr-24**
 Distance **0.1km**
 3 Beds 1 Bath 1 Car



2/53 DEEP CREEK ROAD MITCHAM VIC 3132 Sold Price **\$927,000** Sold Date **02-Mar-24**
 Distance **0.28km**
 3 Beds 2 Baths 1 Car



8 BUXTON ROAD MITCHAM VIC 3132 Sold Price **\$869,000** Sold Date **20-Dec-23**
 Distance **0.5km**
 3 Beds 1 Bath 1 Car

RS = Recent sale UN = Undisclosed Sale

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