

# 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

2/53 Deep Creek Road, 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 \$830,000 & \$900,000

### 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	1/30 Nymph St MITCHAM 3132	\$915,000	24/10/2023
2	3/575 Whitehorse Rd MITCHAM 3132	\$910,000	25/11/2023
3	26/520 Mitcham Rd MITCHAM 3132	\$833,000	02/12/2023

**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:

08/02/2024 16:30



 3  2  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/30 Nymph St MITCHAM 3132 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$915,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Townhouse (Single)



**3/575 Whitehorse Rd MITCHAM 3132 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 226 sqm approx



**26/520 Mitcham Rd MITCHAM 3132 (REI)**

Agent Comments

 3  2  2

**Price:** \$833,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Single)