

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 Cook Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,219,000

Property Type House

Suburb Mitcham

Period - From 01/04/2023

to 31/03/2024

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	6 Walker Av MITCHAM 3132	\$1,480,000	25/05/2024
2	41 Somers St MITCHAM 3132	\$1,425,000	25/05/2024
3	58 Owen St MITCHAM 3132	\$1,386,000	27/04/2024

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:

12/06/2024 15:50



 3  2  1

Property Type: House

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



6 Walker Av MITCHAM 3132 (REI)

Agent Comments

 4  3  1

Price: \$1,480,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 1045 sqm approx



41 Somers St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,425,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 965 sqm approx



58 Owen St MITCHAM 3132 (REI)

Agent Comments

 3  1  5

Price: \$1,386,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 797 sqm approx