

# 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

20 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 \$890,000 & \$970,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/01/2023 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	16 Willow Av MITCHAM 3132	\$1,050,000	19/10/2023
2	10a Alexander St MITCHAM 3132	\$998,000	24/02/2024
3	76 Glenvale Rd RINGWOOD NORTH 3134	\$890,000	21/12/2023

**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:

26/02/2024 13:14



**Rooms:** 5

**Property Type:** House

**Land Size:** 611 sqm approx

Agent Comments

**Indicative Selling Price**

\$890,000 - \$970,000

**Median House Price**

Year ending December 2023: \$1,200,000

## Comparable Properties



**16 Willow Av MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 738 sqm approx



**10a Alexander St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$998,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 657 sqm approx



**76 Glenvale Rd RINGWOOD NORTH 3134 (REI)** Agent Comments



**Price:** \$890,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** House

**Land Size:** 839 sqm approx