

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

21A Deep Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

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

Period - From 01/04/2023 to 30/06/2023 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	6a Notlen St RINGWOOD 3134	\$1,450,000	30/08/2023
2	1/12 Clive St MITCHAM 3132	\$1,450,000	15/07/2023
3			

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:

04/09/2023 09:34



Property Type: House

Land Size: 551 sqm approx

[Agent Comments](#)

Comparable Properties



6a Notlen St RINGWOOD 3134 (REI)

[Agent Comments](#)



Price: \$1,450,000

Method: Private Sale

Date: 30/08/2023

Property Type: Townhouse (Single)

Land Size: 338 sqm approx



1/12 Clive St MITCHAM 3132 (REI)

[Agent Comments](#)



Price: \$1,450,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

Land Size: 316 sqm approx

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.