Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21A Deep Creek Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,200,000	Pro	roperty Type Hou		ouse		Suburb	Mitcham	
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



21A Deep Creek Road, Mitcham Vic 3132



Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au





Property Type: House Land Size: 551 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2023: \$1,200,000

Comparable Properties

6a Notlen St RINGWOOD 3134 (REI) 4 4 2 Price: \$1,450,000 Method: Private Sale Date: 30/08/2023 Property Type: Townhouse (Single) Land Size: 338 sqm approx	Agent Comments
1/12 Clive St MITCHAM 3132 (REI) 4 2 2 2 Price: \$1,450,000 Method: Auction Sale Date: 15/07/2023 Property Type: Townhouse (Res) Land Size: 316 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: (03) 9908 5700

propertydata



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