

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

22 Fellows Street, 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	6 Fellows St MITCHAM 3132	\$1,430,000	05/08/2023
2	1/36 Burnett St MITCHAM 3132	\$1,352,000	29/04/2023
3	20 Albert St MITCHAM 3132	\$1,306,000	20/06/2023

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:

15/08/2023 14:53



Property Type: House

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



6 Fellows St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 445 sqm approx



1/36 Burnett St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,352,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 456 sqm approx



20 Albert St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,306,000

Method: Sold Before Auction

Date: 20/06/2023

Property Type: House

Land Size: 413 sqm approx