

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

223 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,207,500 Property Type House Suburb Mitcham

Period - From 12/06/2023 to 11/06/2024 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 | 1 Salvana Av MITCHAM 3132 | \$1,200,000 | 13/04/2024 |
| 2 | | | |
| 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.~~

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John Konidaris
03 9842 8000
0412 776 650

john.konidaris@harcourts.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

12/06/2023 - 11/06/2024: \$1,207,500



Rooms: 5

Property Type: House

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



1 Salvana Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 795 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.

Account - Harcourts Manningham | P: 03 9842 8000