

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

23 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$860,000 & \$920,000

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	54 Lisbeth Av DONVALE 3111	\$915,200	24/02/2024
2	76 Glenvale Rd RINGWOOD NORTH 3134	\$890,000	21/12/2023
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.

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Indicative Selling Price

\$860,000 - \$920,000

Median House Price

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



 3  1  3

Property Type: House (Previously Occupied - Detached)

Land Size: 719 sqm approx

Agent Comments

Comparable Properties



54 Lisbeth Av DONVALE 3111 (REI)

Agent Comments

 3  1  2

Price: \$915,200

Method: Private Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 818 sqm approx



76 Glenvale Rd RINGWOOD NORTH 3134 (REI) Agent Comments

 4  2  2

Price: \$890,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

Land Size: 839 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 - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613