### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	1 \$860,000		&		\$920,000			
Median sale pr	ice							
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress 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**<sup>\*</sup> 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:

19/03/2024 15:31



# **M**c**Grath**





Property Type: House (Previously Occupied - Detached) Land Size: 719 sqm approx Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$860,000 - \$920,000 Median House Price Year ending December 2023: \$1,200,000

## **Comparable Properties**



54 Lisbeth Av DONVALE 3111 (REI)



Price: \$915,200 Method: Private Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 818 sqm approx Agent Comments



76 Glenvale Rd RINGWOOD NORTH 3134 (REI) Agent Comments



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

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