

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

251 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,255,500

Property Type House

Suburb Mitcham

Period - From 01/07/2023

to 30/09/2023

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	142 Mitcham Rd DONVALE 3111	\$1,250,000	07/10/2023
2	37 Efron St NUNAWADING 3131	\$1,240,000	07/10/2023
3	13 Venice Av MITCHAM 3132	\$1,180,000	12/09/2023

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:

29/11/2023 15:08



 4  1  1

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2023: \$1,255,500

Comparable Properties



142 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 4  2  3

Price: \$1,250,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)



37 Efron St NUNAWADING 3131 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 672 sqm approx



13 Venice Av MITCHAM 3132 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,180,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 533 sqm approx