## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 251 Mitcham Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,255,500	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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









**Property Type:** House (Res) **Land Size:** 620 sqm approx Agent Comments Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

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)

37 Efron St NUNAWADING 3131 (REI)

2

**6** 2



Price: \$1,250,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,240,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res)

4

Land Size: 672 sqm approx

13 Venice Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,180,000 Method: Private Sale Date: 12/09/2023 Property Type: House Land Size: 533 sqm approx

### Account - Jellis Craig | P: (03) 9908 5700



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.