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)

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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

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