

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

28 Culwell Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 01/10/2022 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	4/5 Longland Rd MITCHAM 3132	\$728,500	16/09/2023
2	2/11 Albert St RINGWOOD 3134	\$645,000	03/10/2023
3	1/14 Wantirna Rd RINGWOOD 3134	\$510,000	01/12/2023

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:

19/12/2023 13:46



 2  1  1

Property Type: House
Land Size: 260 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
Year ending September 2023: \$1,200,000

Comparable Properties

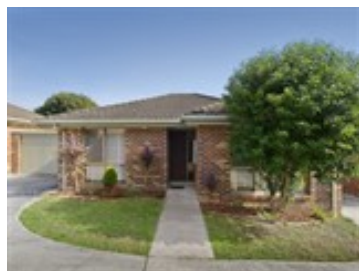


4/5 Longland Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$728,500
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit



2/11 Albert St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$645,000
Method: Private Sale
Date: 03/10/2023
Property Type: Unit



1/14 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$510,000
Method: Private Sale
Date: 01/12/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888