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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$570,000		&		\$620,000			
Median sale pr	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	01/10/2022	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.

Ad	dress 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









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)



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



Price: \$645,000 Method: Private Sale

Method: Private Sale Date: 03/10/2023 Property Type: Unit

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1/14 Wantirna Rd RINGWOOD 3134 (REI)

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



Agent Comments

Agent Comments



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

Account - Barry Plant | P: 03 9842 8888



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