

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

3 ALPHA COURT MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Mitcham

Period-from

06 July 2023

to

06 Dec 2023

Source

Corelogic

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 6 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

79 WATTLE VALLEY ROAD MITCHAM VIC 3132	\$1,100,000	11-Oct-23
12 RYE STREET MITCHAM VIC 3132	\$1,105,000	11-Sep-23
26 TIMBERTOP ROAD RINGWOOD NORTH VIC 3134	\$970,000	14-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 6 December 2023



**79 WATTLE VALLEY ROAD
MITCHAM VIC 3132**

4 2 2

Sold Price **\$1,100,000** Sold Date **11-Oct-23**

Distance **0.18km**



12 RYE STREET MITCHAM VIC 3132

4 2 2

Sold Price **\$1,105,000** Sold Date **11-Sep-23**

Distance **0.64km**



**26 TIMBERTOP ROAD RINGWOOD
NORTH VIC 3134**

4 2 2

Sold Price **\$970,000** Sold Date **14-Sep-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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