

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 Basingstoke Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,073,000 Property Type House Suburb Mitcham

Period - From 01/04/2022 to 31/03/2023 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 | 12 Sharrow Rd MITCHAM 3132 | \$1,062,500 | 06/05/2023 |
| 2 | 30 Church St MITCHAM 3132 | \$1,020,000 | 18/03/2023 |
| 3 | 51 Rooks Rd MITCHAM 3132 | \$950,000 | 02/04/2023 |

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:

06/06/2023 06:20



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending March 2023: \$1,073,000

Comparable Properties



12 Sharrow Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,062,500
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 614 sqm approx



30 Church St MITCHAM 3132 (REI)

Agent Comments

4 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 604 sqm approx



51 Rooks Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 02/04/2023
Property Type: House (Res)
Land Size: 715 sqm approx

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