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

30 Kulnine Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$990,000		&		\$1,080,000					
Median sale price										
Median price	\$1,200,000	Pro	Property Type		House		Suburb	Mitcham		
Period - From	01/04/2023	to	30/06/2023		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	7 Toomey St VERMONT 3133	\$1,081,000	15/07/2023
2	28 Denis St VERMONT 3133	\$1,000,000	22/04/2023
3	6 Ida Ct VERMONT 3133	\$885,500	01/04/2023

OR

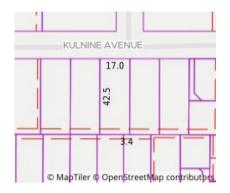
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/09/2023 12:27









Property Type: House Land Size: 712 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,080,000 Median House Price June quarter 2023: \$1,200,000

Comparable Properties

7 Toomey St VERMONT 3133 (REI/VG) 3 1 1 1 1 Price: \$1,081,000 Method: Auction Sale Date: 15/07/2023 Property Type: House (Res) Land Size: 557 sqm approx	Agent Comments
28 Denis St VERMONT 3133 (REI/VG) 3 1 1 1 Price: \$1,000,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 701 sqm approx	Agent Comments
6 Ida Ct VERMONT 3133 (REI/VG) 3 1 2 Price: \$885,500 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 615 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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