

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 between \$990,000 & \$1,080,000

Median sale price

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

Period - From 01/04/2023 to 30/06/2023 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.

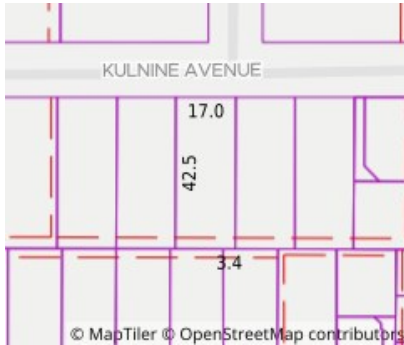
	Address of comparable property	Price	Date of sale
1	7 Toomey St VERMONT 3133	\$1,081,000	15/07/2023
2	28 Denis St VERMONT 3133	\$1,000,000	22/04/2023
3	6 Ida Ct VERMONT 3133	\$885,500	01/04/2023

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)

Agent Comments



Price: \$1,081,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 557 sqm approx



28 Denis St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 701 sqm approx



6 Ida Ct VERMONT 3133 (REI/VG)

Agent Comments



Price: \$885,500
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 615 sqm approx

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