

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

334 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,219,000 Property Type House Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 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	113 Mitcham Rd DONVALE 3111	\$960,000	08/05/2024
2	20 Deep Creek Rd MITCHAM 3132	\$945,000	23/03/2024
3			

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: 13/05/2024 09:21



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Property Type: House
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

Year ending March 2024: \$1,219,000

Comparable Properties



113 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

3 2 2

Price: \$960,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: House (Res)
Land Size: 710 sqm approx



20 Deep Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$945,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 608 sqm approx

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.