

# 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

3a Moresby Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### 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	4/18 Worrell St NUNAWADING 3131	\$1,375,000	11/05/2023
2	20a Sunnyside Av NUNAWADING 3131	\$1,290,000	15/09/2023
3	2/17 Dalmor Av MITCHAM 3132	\$1,280,000	26/08/2023

**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:

11/10/2023 16:21

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2023: \$1,200,000



 4    2    1

**Property Type:** House

**Land Size:** 291 sqm approx

Agent Comments



## Comparable Properties



**4/18 Worrell St NUNAWADING 3131 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,375,000

**Method:** Sold Before Auction

**Date:** 11/05/2023

**Property Type:** Townhouse (Single)

**Land Size:** 321 sqm approx



**20a Sunnyside Av NUNAWADING 3131 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** House

**Land Size:** 305 sqm approx



**2/17 Dalmor Av MITCHAM 3132 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Townhouse (Res)

**Land Size:** 378 sqm approx