

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

4 Deakin Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$990,000 & \$1,050,000

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	1 Hardwood Ct MITCHAM 3132	\$1,135,000	14/09/2023
2	10 Deakin St MITCHAM 3132	\$1,127,500	02/09/2023
3	48 Quarry Rd MITCHAM 3132	\$831,000	03/08/2023

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:

10/10/2023 13:19



3 1 2

Property Type: House
Land Size: 484 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,050,000
Median House Price
June quarter 2023: \$1,200,000

Comparable Properties



1 Hardwood Ct MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,135,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: House (Res)
Land Size: 582 sqm approx



10 Deakin St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,127,500
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 444 sqm approx



48 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

3 1 -

Price: \$831,000
Method: Private Sale
Date: 03/08/2023
Property Type: House
Land Size: 530 sqm approx

Account - Barry Plant | P: 03 9842 8888