

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 HIGHLAND AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,203,700

Property type

House

Suburb

Mitcham

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

4 ALERN COURT NUNAWADING VIC 3131	\$1,260,000	23-Nov-23
9 KUBIS DRIVE RINGWOOD NORTH VIC 3134	\$1,250,000	13-Feb-24
3 ALPHA COURT MITCHAM VIC 3132	\$1,300,000	02-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 10 April 2024



4 ALERN COURT NUNAWADING VIC 3131

3 2 2

Sold Price **\$1,260,000** Sold Date **23-Nov-23**

Distance **1.98km**



9 KUBIS DRIVE RINGWOOD NORTH VIC 3134

4 2 -

Sold Price **\$1,250,000** Sold Date **13-Feb-24**

Distance **1.73km**



3 ALPHA COURT MITCHAM VIC 3132

4 2 1

Sold Price ^{RS} **\$1,300,000** Sold Date **02-Mar-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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