

# 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 Yendon Close, 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 \$1,300,000

&

\$1,380,000

### Median sale price

Median price \$1,255,500

Property Type House

Suburb Mitcham

Period - From 01/07/2023

to 30/09/2023

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	73 Creek Rd MITCHAM 3132	\$1,390,000	14/10/2023
2	14 Manorwood PI MITCHAM 3132	\$1,372,000	13/09/2023
3	50 Edgerton Rd MITCHAM 3132	\$1,275,500	23/09/2023

**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:

23/10/2023 10:16



**Property Type:** House  
**Land Size:** 655 sqm approx  
**Agent Comments**

## Comparable Properties



**73 Creek Rd MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 752 sqm approx



**14 Manorwood PI MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,372,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** House  
**Land Size:** 651 sqm approx



**50 Edgerton Rd MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,275,500  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx