

## 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

421 MITCHAM ROAD MITCHAM VIC 3132

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Mitcham

Period-from

01 Jun 2023

to

31 May 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

Address of comparable property	Price	Date of sale
20 JOANNA STREET NUNAWADING VIC 3131	\$1,188,800	04-Jun-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.

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Rod Burton  
P 03 9879 4422  
M 0433 132 499  
E rod.burton@noeljones.com.au



**20 JOANNA STREET  
NUNAWADING VIC 3131**

4 2 2

Sold Price <sup>RS</sup> **\$1,188,800** <sup>UN</sup> Sold Date **04-Jun-24**

Distance **1.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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