

# 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

432 Springfield 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)

Range between \$1,100,000

&

\$1,200,000

### 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	30 Laughlin Av NUNAWADING 3131	\$1,155,000	22/09/2023
2	3 Basingstoke Rd MITCHAM 3132	\$1,025,000	27/09/2023
3	18 Mountfield Rd MITCHAM 3132	\$1,019,000	03/10/2023

**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:

24/11/2023 17:57



**Property Type:** House

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**30 Laughlin Av NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$1,155,000

**Method:** Sold Before Auction

**Date:** 22/09/2023

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**3 Basingstoke Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 27/09/2023

**Property Type:** House

**Land Size:** 613 sqm approx



**18 Mountfield Rd MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,019,000

**Method:** Private Sale

**Date:** 03/10/2023

**Property Type:** House

**Land Size:** 615 sqm approx