

# 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

45 Rooks 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 \$880,000 & \$968,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mitcham

Period - From 13/02/2023 to 12/02/2024 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	33 Tasman Av NUNAWADING 3131	\$990,000	20/01/2024
2	49 Ormond Av MITCHAM 3132	\$940,000	15/09/2023
3	304 Springvale Rd FOREST HILL 3131	\$928,000	25/11/2023

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:

13/02/2024 19:54



3 bedrooms, 1 bathroom, 2 cars

Property Type: House  
Land Size: 593 sqm approx  
Agent Comments

Indicative Selling Price  
\$880,000 - \$968,000  
Median House Price  
13/02/2023 - 12/02/2024: \$1,200,000

Comparable Properties



33 Tasman Av NUNAWADING 3131 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$990,000  
Method: Auction Sale  
Date: 20/01/2024  
Property Type: House (Res)  
Land Size: 604 sqm approx

49 Ormond Av MITCHAM 3132 (VG)

Agent Comments

2 bedrooms, 0 bathrooms, 0 cars

Price: \$940,000  
Method: Sale  
Date: 15/09/2023  
Property Type: House (Res)  
Land Size: 569 sqm approx



304 Springvale Rd FOREST HILL 3131 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 4 cars

Price: \$928,000  
Method: Private Sale  
Date: 25/11/2023  
Property Type: House  
Land Size: 540 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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