

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

451 MITCHAM ROAD 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,000

Property type

House

Suburb

Mitcham

Period-from

02 Apr 2023

to

02 Oct 2023

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

| | | |
|-------------------------------------|-------------|-----------|
| 21 WALKER AVENUE MITCHAM VIC 3132 | \$1,297,000 | 05-Aug-23 |
| 59 CREEK ROAD MITCHAM VIC 3132 | \$1,262,500 | 06-May-23 |
| 104 BRUNSWICK ROAD MITCHAM VIC 3132 | \$1,230,000 | 23-Sep-23 |

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: 02 October 2023



21 WALKER AVENUE MITCHAM VIC 3132 Sold Price ^{RS} **\$1,297,000** Sold Date **05-Aug-23**

4 1 2

Distance **0.53km**



59 CREEK ROAD MITCHAM VIC 3132 Sold Price **\$1,262,500** Sold Date **06-May-23**

4 2 2

Distance **0.2km**



104 BRUNSWICK ROAD MITCHAM VIC 3132 Sold Price ^{RS} **\$1,230,000** Sold Date **23-Sep-23**

3 1 2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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