

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

5/12 Irvine Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$808,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

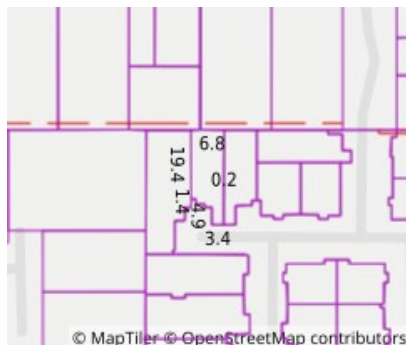
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/1 Rupert St MITCHAM 3132	\$811,000	23/09/2023
2	65 Wantirna Rd RINGWOOD 3134	\$795,000	31/07/2023
3	2/9 Bourke St RINGWOOD 3134	\$770,000	22/07/2023

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: 15/11/2023 16:10



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/1 Rupert St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$811,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit



65 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$795,000

Method: Private Sale

Date: 31/07/2023

Property Type: House

Land Size: 361 sqm approx



2/9 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$770,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Unit

Land Size: 189 sqm approx