

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

5/42 GLENBURNIE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,000

Property type

Other

Suburb

Mitcham

Period-from

01 Nov 2022

to

31 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

4 DEAKIN STREET MITCHAM VIC 3132	\$1,030,000	02-Nov-23
3/8 HOPETOUN STREET MITCHAM VIC 3132	\$1,040,000	18-Oct-23
2/5 GREY STREET VERMONT VIC 3133	\$1,120,000	07-Oct-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: 08 November 2023



4 DEAKIN STREET MITCHAM VIC 3132

Sold Price

^{RS}

\$1,030,000

Sold Date

02-Nov-23

3

1

2

Distance

2.14km



3/8 HOPETOUN STREET MITCHAM VIC 3132

Sold Price

^{RS}

\$1,040,000

Sold Date

18-Oct-23

3

2

2

Distance

1.19km



2/5 GREY STREET VERMONT VIC 3133

Sold Price

^{RS}

\$1,120,000

Sold Date

07-Oct-23

3

2

2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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