

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 YARRBAT BEEK LANE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,750

Property type

Unit

Suburb

Mitcham

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/18 HARRISON STREET MITCHAM VIC 3132	\$956,000	08-Feb-24
3/10 DAVISON STREET MITCHAM VIC 3132	\$1,000,000	21-Jan-24
6/79-81 SPRINGVALE ROAD NUNAWADING VIC 3131	\$945,000	24-Feb-24

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: 27 February 2024



**1/18 HARRISON STREET MITCHAM
VIC 3132**

Sold Price

^{RS} **\$956,000** ^{UN}

Sold Date **08-Feb-24**

 3  2  2

Distance **0.19km**



**3/10 DAVISON STREET MITCHAM
VIC 3132**

Sold Price

^{RS} **\$1,000,000**

Sold Date **21-Jan-24**

 3  2  2

Distance **1.76km**



**6/79-81 SPRINGVALE ROAD
NUNAWADING VIC 3131**

Sold Price

^{RS} **\$945,000**

Sold Date **24-Feb-24**

 4  2  2

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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