

# 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

50 Edgerton 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 \$1,180,000

&

\$1,280,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/04/2023

to 30/06/2023

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	48 Ormond Av MITCHAM 3132	\$1,270,000	13/05/2023
2	6 Rothwell Ct MITCHAM 3132	\$1,230,000	09/05/2023
3	20 Irene Cr MITCHAM 3132	\$1,180,000	13/06/2023

**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:

26/07/2023 17:40



**Property Type:** House

**Land Size:** 649 sqm approx

Agent Comments

## Comparable Properties



**48 Ormond Av MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 553 sqm approx



**6 Rothwell Ct MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,230,000

**Method:** Sold Before Auction

**Date:** 09/05/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**20 Irene Cr MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 13/06/2023

**Property Type:** House (Res)

**Land Size:** 812 sqm approx