

# 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 53 Rosstrevor Crescent, 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 \$850,000 & \$900,000

### Median sale price

Median price \$821,650 Property Type Unit Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 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	2/3 East India Av NUNAWADING 3131	\$926,000	25/11/2023
2	3/26 Carween Av MITCHAM 3132	\$888,000	02/03/2024
3	2/2 Hopetoun St MITCHAM 3132	\$865,000	13/04/2024

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: 23/04/2024 15:16



2   2   2

**Property Type:** House

**Land Size:** 312 sqm approx

Agent Comments

## Comparable Properties



**2/3 East India Av NUNAWADING 3131 (VG)**

Agent Comments

3   -   -

**Price:** \$926,000

**Method:** Sale

**Date:** 25/11/2023

**Property Type:** Flat/Unit/Apartment (Res)



**3/26 Carween Av MITCHAM 3132 (REI)**

Agent Comments

3   2   2

**Price:** \$888,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Unit

**Land Size:** 259 sqm approx



**2/2 Hopetoun St MITCHAM 3132 (REI)**

Agent Comments

2   1   1

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** Unit

**Land Size:** 205 sqm approx

Account - Jellis Craig | P: (03) 9908 5700