

# 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

58 Owen Street, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,230,000 Property Type House Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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	18 Meerut St MITCHAM 3132	\$1,383,000	02/03/2024
2	15 Dudley St MITCHAM 3132	\$1,285,000	10/02/2024
3	23 Carinya Rd VERMONT 3133	\$1,235,000	28/10/2023

**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:

10/04/2024 15:45



 3   
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**Property Type:** House  
**Land Size:** 797 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 December quarter 2023: \$1,230,000

## Comparable Properties



18 Meerut St MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$1,383,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



15 Dudley St MITCHAM 3132 (REI)

Agent Comments

 3   
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**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 848 sqm approx



23 Carinya Rd VERMONT 3133 (REI/VG)

Agent Comments

 3   
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**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx

Account - Barry Plant | P: 03 9842 8888