

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

6/24 Harrison Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$820,000 Property Type Unit 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	15/2 Chippewa Av MITCHAM 3132	\$643,200	28/10/2023
2	10/24 Harrison St MITCHAM 3132	\$605,000	15/11/2023
3	16/55-57 Doncaster East Rd MITCHAM 3132	\$500,000	29/12/2023

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:

08/02/2024 10:23

6/24 Harrison Street, Mitcham Vic 3132

**Jellis
Craig**

Neo Wei

9870 6211

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2023: \$820,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



15/2 Chippewa Av MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$643,200

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 194 sqm approx



10/24 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$605,000

Method: Auction Sale

Date: 15/11/2023

Property Type: Unit



16/55-57 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 29/12/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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