

# 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 Sunshine Avenue, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,219,000 Property Type House Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

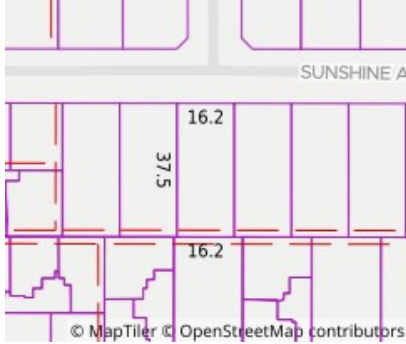
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Cochrane St MITCHAM 3132	\$1,120,000	20/04/2024
2	106 Heatherdale Rd MITCHAM 3132	\$1,100,000	16/12/2023
3	56 Churinga Av MITCHAM 3132	\$1,026,000	20/04/2024

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: 29/04/2024 15:14



3   -  

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 605 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending March 2024: \$1,219,000

## Comparable Properties



**23 Cochrane St MITCHAM 3132 (REI)**

Agent Comments

3   2   3

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**106 Heatherdale Rd MITCHAM 3132 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**56 Churinga Av MITCHAM 3132 (REI)**

Agent Comments

3   1   3

**Price:** \$1,026,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx

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