

# 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

62 Creek 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 \$1,750,000 & \$1,820,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Mitcham

Period - From 28/05/2023 to 27/05/2024 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	47 Creek Rd MITCHAM 3132	\$2,000,000	18/05/2024
2	25 Grey St VERMONT 3133	\$1,700,000	06/02/2024
3	55 Glenburnie Rd MITCHAM 3132	\$1,613,000	24/02/2024

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:

28/05/2024 11:20



4   2   2

**Property Type:** House

**Land Size:** 698 sqm approx

Agent Comments

## Comparable Properties



47 Creek Rd MITCHAM 3132 (REI)

Agent Comments

3   3   2

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 423 sqm approx



25 Grey St VERMONT 3133 (REI/VG)

Agent Comments

4   2   2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** House

**Land Size:** 731 sqm approx



55 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments

4   2   2

**Price:** \$1,613,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 759 sqm approx