Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 62 Creek Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,820,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	28/05/2023	to	27/05/2024		So	urce	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.

Add	dress 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









Property Type: House Land Size: 698 sqm approx Agent Comments Miranda Bailey 9908 5700 0431 535 009 mirandabailey@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,820,000 Median House Price 28/05/2023 - 27/05/2024: \$1,210,000

Comparable Properties



47 Creek Rd MITCHAM 3132 (REI)

25 Grey St VERMONT 3133 (REI/VG)

Price: \$2,000,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res) Land Size: 423 sqm approx Agent Comments



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 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

Agent Comments



Price: \$1,613,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 759 sqm approx

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



propertydata

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