

## 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

63 ALWYN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,000

Property type

House

Suburb

Mitcham

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

23 CARINYA ROAD VERMONT VIC 3133	\$1,235,000	28-Oct-23
25 RUPERT STREET MITCHAM VIC 3132	\$1,150,000	06-May-23
9 MARDION DRIVE NUNAWADING VIC 3131	\$1,268,000	29-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 03 November 2023

**23 CARINYA ROAD VERMONT VIC 3133**

Sold Price

<sup>RS</sup>**\$1,235,000**

Sold Date

**28-Oct-23**

3 1 2

Distance

**0.62km****25 RUPERT STREET MITCHAM VIC 3132**

Sold Price

**\$1,150,000**

Sold Date

**06-May-23**

3 1 1

Distance

**1.11km****9 MARDION DRIVE NUNAWADING VIC 3131**

Sold Price

**\$1,268,000**

Sold Date

**29-Jul-23**

3 1 1

Distance

**2.66km**

RS = Recent sale

UN = Undisclosed Sale

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