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	7 Burnett Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$990,000	&	\$1,080,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/04/2023	to	30/06/2023		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

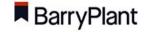
Address of comparable property		Price	Date of sale
1	18 Madison Blvd MITCHAM 3132	\$1,115,000	13/05/2023
2	12a Park Rd DONVALE 3111	\$1,050,000	25/03/2023
3	2/581 Whitehorse Rd MITCHAM 3132	\$955,000	29/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/08/2023 16:16













Property Type: House **Land Size:** 346 sqm approx

Agent Comments

Indicative Selling Price \$990,000 - \$1,080,000 Median House Price June quarter 2023: \$1,200,000

Comparable Properties



18 Madison Blvd MITCHAM 3132 (REI/VG)

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Agent Comments

Price: \$1,115,000 **Method:** Private Sale **Date:** 13/05/2023

Property Type: House (Res) **Land Size:** 250 sqm approx



12a Park Rd DONVALE 3111 (REI/VG)

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a 2

Price: \$1,050,000 **Method:** Auction Sale **Date:** 25/03/2023

Property Type: Townhouse (Res) **Land Size:** 311 sqm approx

Agent Comments



2/581 Whitehorse Rd MITCHAM 3132 (REI)

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Price: \$955,000 Method: Auction Sale Date: 29/04/2023

Property Type: Townhouse (Res) **Land Size:** 241 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



