Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	72 Churinga Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000 & \$960,),000
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Median sale price

Median price	\$1,073,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/04/2022	to	31/03/2023		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 Price Date of sale

1	30 Church St MITCHAM 3132	\$1,020,000	18/03/2023
2	13 Beddoe Rd VERMONT 3133	\$998,000	15/04/2023
3	36 Cosgrove St VERMONT 3133	\$970,000	02/05/2023

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.

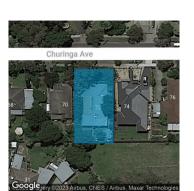
This Statement of Information was prepared on:	22/05/2023 15:29





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Indicative Selling Price \$880,000 - \$960,000 **Median House Price** Year ending March 2023: \$1,073,000



Property Type: House Land Size: 590 sqm approx

Agent Comments

Comparable Properties



30 Church St MITCHAM 3132 (REI)





Price: \$1,020,000 Method: Auction Sale Date: 18/03/2023

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments



13 Beddoe Rd VERMONT 3133 (REI)





Price: \$998,000 Method: Auction Sale Date: 15/04/2023

Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments



36 Cosgrove St VERMONT 3133 (REI)



Price: \$970.000 Method: Private Sale Date: 02/05/2023 Property Type: House Land Size: 615 sqm approx Agent Comments

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



