

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 76 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,200,000 Property 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	Price	Date of sale
1	25 Reserve Av MITCHAM 3132	\$1,200,000	24/08/2023
2	72 Churinga Av MITCHAM 3132	\$1,170,000	09/09/2023
3	5 Surrey St RINGWOOD 3134	\$1,035,000	26/08/2023

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: 15/09/2023 14:28



Property Type: House

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



25 Reserve Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 24/08/2023

Property Type: House (Res)

Land Size: 643 sqm approx



72 Churinga Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 592 sqm approx



5 Surrey St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,035,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 698 sqm approx