#### 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	76 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	\$1,000,000	&	\$1,100,000
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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 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.

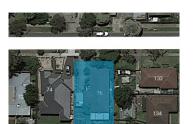
This Statement of Information was prepared on:	15/09/2023 14:28





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> **Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2023: \$1,200,000





Property Type: House Land Size: 592 sqm approx **Agent Comments** 

## Comparable Properties



25 Reserve Av MITCHAM 3132 (REI)



Price: \$1,200,000 Method: Private Sale Date: 24/08/2023

Property Type: House (Res) Land Size: 643 sqm approx

**Agent Comments** 



72 Churinga Av MITCHAM 3132 (REI)





Price: \$1,170,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 592 sqm approx

Agent Comments



5 Surrey St RINGWOOD 3134 (REI)





Price: \$1,035,000 Method: Auction Sale Date: 26/08/2023

Property Type: House (Res) Land Size: 698 sqm approx Agent Comments

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



