Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/24 Harrison Street, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$605,000		&		\$630,000			
Median sale p	rice							
Median price	\$820,900	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	3/54 Percy St MITCHAM 3132	\$635,000	06/04/2024
2	10/24 Harrison St MITCHAM 3132	\$605,000	15/11/2023
3	6/24 Harrison St MITCHAM 3132	\$602,500	27/02/2024

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:

22/05/2024 09:14









Property Type: Unit Land Size: 127 sqm approx Agent Comments Indicative Selling Price \$605,000 - \$630,000 Median Unit Price March quarter 2024: \$820,900

Comparable Properties



3/54 Percy St MITCHAM 3132 (REI/VG)



Price: \$635,000 Method: Private Sale Date: 06/04/2024 Property Type: Unit Agent Comments

10/24 Harrison St MITCHAM 3132 (REI/VG)

1

Agent Comments



Price: \$605,000 Method: Auction Sale Date: 15/11/2023 Property Type: Unit

2

6/24 Harrison St MITCHAM 3132 (REI/VG)



Agent Agent

Agent Comments



Price: \$602,500 Method: Private Sale Date: 27/02/2024 Property Type: Unit Land Size: 151 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

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