## 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 Peel Street, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,100,000		&		\$1,200,000					
Median sale p	rice									
Median price	\$1,230,000	Pro	operty Type	Hou	se		Suburb	Mitcham		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	28 Dunfield Av MITCHAM 3132	\$1,220,000	22/11/2023
2	10 Deakin St MITCHAM 3132	\$1,127,500	02/09/2023
3	18 Mountfield Rd MITCHAM 3132	\$1,019,000	03/10/2023

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.

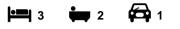
This Statement of Information was prepared on:

21/02/2024 11:52









Property Type: House Land Size: 493 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,230,000

# **Comparable Properties**



28 Dunfield Av MITCHAM 3132 (VG)

10 Deakin St MITCHAM 3132 (REI/VG)

**6** 1



Price: \$1,220,000 Method: Sale Date: 22/11/2023 Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

Agent Comments



Price: \$1,127,500 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 444 sqm approx

**-** 3



18 Mountfield Rd MITCHAM 3132 (REI/VG)



Agent Comments

Price: \$1,019,000 Method: Private Sale Date: 03/10/2023 Property Type: House Land Size: 615 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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