

# 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

8 Peel Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,230,000

Property Type House

Suburb Mitcham

Period - From 01/10/2023

to 31/12/2023

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	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



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**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)**

**Agent Comments**

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



**10 Deakin St MITCHAM 3132 (REI/VG)**

**Agent Comments**

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



**18 Mountfield Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

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**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**