

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 9 Autumn Grove, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$820,000 Property Type Unit 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	3/432 Canterbury Rd FOREST HILL 3131	\$950,000	02/12/2023
2	1/712 Whitehorse Rd MITCHAM 3132	\$920,000	11/11/2023
3	3/575 Whitehorse Rd MITCHAM 3132	\$910,000	25/11/2023

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: 17/01/2024 15:49



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

December quarter 2023: \$820,000

Comparable Properties



3/432 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 02/12/2023

Property Type: Townhouse (Single)



1/712 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

Land Size: 310 sqm approx



3/575 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$910,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 226 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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