

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 GUMLEAF LANE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

3/575 WHITEHORSE ROAD MITCHAM VIC 3132	\$910,000	25-Nov-23
3/432 CANTERBURY ROAD FOREST HILL VIC 3131	\$950,000	28-Nov-23
2/1A GLEN VALLEY ROAD FOREST HILL VIC 3131	\$950,000	05-Dec-23

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 6 months.

This Statement of Information was prepared on: 31 January 2024



**3/575 WHITEHORSE ROAD
MITCHAM VIC 3132**

 3  2  2

Sold Price

\$910,000

Sold Date **25-Nov-23**

Distance

1.03km



**3/432 CANTERBURY ROAD
FOREST HILL VIC 3131**

 3  2  2

Sold Price

\$950,000

Sold Date **28-Nov-23**

Distance

1.96km



**2/1A GLEN VALLEY ROAD FOREST
HILL VIC 3131**

 3  2  2

Sold Price

^{RS} **\$950,000**

Sold Date **05-Dec-23**

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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