

## 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

249 MITCHAM ROAD MITCHAM VIC 3132

### Indicative selling price

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

Single Price

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,143,500

Property type

House

Suburb

Mitcham

Period-from

01 Aug 2022

to

31 Jul 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

48 QUARRY ROAD MITCHAM VIC 3132	\$831,000	03-Aug-23
225 MITCHAM ROAD MITCHAM VIC 3132	\$1,210,000	14-Jun-23
15 BEAUFORT STREET MITCHAM VIC 3132	\$1,200,000	05-Aug-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: 18 August 2023



**48 QUARRY ROAD MITCHAM VIC 3132**

Sold Price

<sup>RS</sup> **\$831,000** Sold Date **03-Aug-23**

 3  1  -

Distance **0.6km**



**225 MITCHAM ROAD MITCHAM VIC 3132**

Sold Price

**\$1,210,000** Sold Date **14-Jun-23**

 3  2  2

Distance **0.22km**



**15 BEAUFORT STREET MITCHAM VIC 3132**

Sold Price

<sup>RS</sup> **\$1,200,000** Sold Date **05-Aug-23**

 4  2  2

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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