

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

3 Denis Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Mitcham

Period - From 12/03/2020 to 11/03/2021 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	21 Timbertop Dr VERMONT 3133	\$1,150,000	28/09/2020
2	27 Fuller St MITCHAM 3132	\$1,070,000	06/12/2020
3	38 Denis St VERMONT 3133	\$1,000,000	09/02/2021

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: 12/03/2021 12:59



4 2 4

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
12/03/2020 - 11/03/2021: \$1,015,000

Comparable Properties

21 Timbertop Dr VERMONT 3133 (VG)

Agent Comments

4 - -

Price: \$1,150,000

Method: Sale

Date: 28/09/2020

Property Type: House (Res)

Land Size: 648 sqm approx



27 Fuller St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Sold After Auction

Date: 06/12/2020

Property Type: House (Res)

Land Size: 707 sqm approx



38 Denis St VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Private Sale

Date: 09/02/2021

Property Type: House

Land Size: 585 sqm approx