

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

16/12 IRVINE STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/14-16 MCGHEE AVENUE MITCHAM VIC 3132	\$600,000	03-Aug-24
1/2 LEE COURT HEATHMONT VIC 3135	\$650,000	11-May-24
3/18 GREENWOOD AVENUE RINGWOOD VIC 3134	\$652,000	24-Aug-24

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: 17 October 2024



**3/14-16 MCGHEE AVENUE
 MITCHAM VIC 3132**

 2  1  1

Sold Price **\$600,000** Sold Date **03-Aug-24**

Distance **1.16km**



**1/2 LEE COURT HEATHMONT VIC
 3135**

 2  1  1

Sold Price **\$650,000** Sold Date **11-May-24**

Distance **1.66km**



**3/18 GREENWOOD AVENUE
 RINGWOOD VIC 3134**

 2  1  2

Sold Price ^{RS} **\$652,000** Sold Date **24-Aug-24**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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