

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

2/33-35 Deep Creek Road 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2019

to

31 May 2020

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

5/16 Harrison Street Mitcham VIC 3132	\$872,000	14-Dec-19
1B Avon Avenue Mitcham VIC 3132	\$840,000	05-May-20
3/53 Percy Street Mitcham VIC 3132	\$891,000	08-Feb-20

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: 04 June 2020



5/16 Harrison Street Mitcham VIC 3132

Sold Price

\$872,000

Sold Date

14-Dec-19

3

1

2

Distance

1.02km



1B Avon Avenue Mitcham VIC 3132

Sold Price

^{RS} **\$840,000** ^{UN}

Sold Date

05-May-20

3

1

1

Distance

1.09km



3/53 Percy Street Mitcham VIC 3132

Sold Price

\$891,000

Sold Date

08-Feb-20

3

2

1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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