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	42 Barkly Terrace, Mitcham Vic 3132

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,267,500 Property Type House Suburb Mitcham

Period - From 01/10/2021 to 31/12/2021 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	64 Cochrane St MITCHAM 3132	$1,310,000	01/12/2021
2	6 Simpson St MITCHAM 3132	$1,375,000	09/10/2021
3	27 Simpson St MITCHAM 3132	$1,516,000	21/08/2021

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: 25/01/2022 15:32

42 Barkly Terrace, Mitcham Vic 3132



4 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
December quarter 2021: $1,267,500

Comparable Properties



64 Cochrane St MITCHAM 3132 (REI/VG)

2 - -

Price: $1,310,000
Method: Auction Sale
Date: 01/12/2021
Property Type: Land (Res)
Land Size: 688 sqm approx

Agent Comments



6 Simpson St MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,375,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



27 Simpson St MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,516,000
Method: Auction Sale
Date: 21/08/2021
Rooms: 6
Property Type: House (Res)
Land Size: 829 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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