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	8 Howard 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	$950,000	&	$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,047,250	Property type	House	Suburb	Mitcham
Period-from	01 Jul 2020	to	30 Jun 2021	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
28 Bruce Street Mitcham VIC 3132	$1,036,000	22-May-21
23 Haines Street Mitcham VIC 3132	$950,000	08-Jun-21
5 Deakin Street Mitcham VIC 3132	$1,095,000	26-Jun-21

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: 14 July 2021

hockingstuart

Lee Fenech
P 03 9876 9001
M 0410 426 400
E lfenech@hockingstuart.com.au



28 Bruce Street Mitcham VIC 3132 Sold Price RS **$1,036,000** Sold Date **22-May-21**

3 1 2 Distance **1.15km**



23 Haines Street Mitcham VIC 3132 Sold Price RS **$950,000** Sold Date **08-Jun-21**

2 1 1 Distance **1.16km**



5 Deakin Street Mitcham VIC 3132 Sold Price RS **$1,095,000** Sold Date **26-Jun-21**

3 1 1 Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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