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	9 GUMLEAF LANE 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,750	Property type	Unit	Suburb	Mitcham
Period-from	01 Feb 2023	to	31 Jan 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
2/243 SPRINGVALE ROAD NUNAWADING VIC 3131	$855,000	15-Jan-24
3/432 CANTERBURY ROAD FOREST HILL VIC 3131	$950,000	28-Nov-23
3/575 WHITEHORSE ROAD MITCHAM VIC 3132	$910,000	25-Nov-23

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: 29 February 2024

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2/243 SPRINGVALE ROAD NUNAWADING VIC 3131

3 2 2

Sold Price RS **$855,000** UN Sold Date **15-Jan-24**

Distance **1.39km**



3/432 CANTERBURY ROAD FOREST HILL VIC 3131

3 2 2

Sold Price **$950,000** Sold Date **28-Nov-23**

Distance **1.96km**



3/575 WHITEHORSE ROAD MITCHAM VIC 3132

3 2 2

Sold Price **$910,000** Sold Date **25-Nov-23**

Distance **1.03km**

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

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