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	4/6-10 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$790,000	Property type	Unit	Suburb	Mitcham
Period-from	01 Apr 2022	to	31 Mar 2023	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.

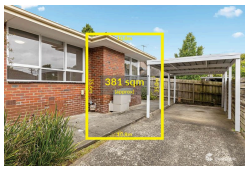
Address of comparable property	Price	Date of sale
2/7 MCGHEE AVENUE MITCHAM VIC 3132	$624,000	17-Dec-22
3/10 QUARRY ROAD MITCHAM VIC 3132	$636,000	11-Mar-23
3/49 HEATHERDALE ROAD RINGWOOD VIC 3134	$610,000	26-Oct-22

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: 11 April 2023

Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au



2/7 MCGHEE AVENUE MITCHAM VIC 3132

2 1 1

Sold Price **$624,000** Sold Date **17-Dec-22**

Distance **0.12km**



3/10 QUARRY ROAD MITCHAM VIC 3132

2 1 1

Sold Price RS **$636,000** Sold Date **11-Mar-23**

Distance **1.11km**



3/49 HEATHERDALE ROAD RINGWOOD VIC 3134

2 2 1

Sold Price **$610,000** Sold Date **26-Oct-22**

Distance **1.6km**

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

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