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	6 The Glade, Mitcham Vic 3132

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,285,000 Property Type House Suburb Mitcham

Period - From 01/07/2021 to 30/09/2021 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	18 Creek Rd MITCHAM 3132	$1,210,000	15/12/2021
2	16 Gillies St MITCHAM 3132	$1,086,000	06/11/2021
3	40 Wattle Valley Rd MITCHAM 3132	$1,070,000	04/11/2021

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: 14/01/2022 10:08

6 The Glade, Mitcham Vic 3132

Daniel Bullen
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3 2 2

Property Type: House
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2021: $1,285,000

Comparable Properties



18 Creek Rd MITCHAM 3132 (REI)

3 2 3

Price: $1,210,000
Method: Auction Sale
Date: 15/12/2021
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



16 Gillies St MITCHAM 3132 (REI)

3 1 1

Price: $1,086,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments



40 Wattle Valley Rd MITCHAM 3132 (REI/VG)

3 1 2

Price: $1,070,000
Method: Auction Sale
Date: 04/11/2021
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

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