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	11 Ronald Street, Mitcham Vic 3132

Indicative selling price

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

Single price $2,090,000

Median sale price

Median price $1,219,000 Property Type House Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 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	38 Deakin St MITCHAM 3132	$2,250,000	19/02/2024
2	29 Milton St NUNAWADING 3131	$2,060,000	02/03/2024
3	1 Terrigal La VERMONT 3133	$2,060,000	06/03/2024

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: 09/05/2024 10:19

11 Ronald Street, Mitcham Vic 3132

Daniel Bullen
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4 3 2

Property Type: House
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$2,090,000
Median House Price
Year ending March 2024: $1,219,000

Comparable Properties



38 Deakin St MITCHAM 3132 (REI)

4 3 2

Price: $2,250,000
Method: Private Sale
Date: 19/02/2024
Property Type: House (Res)

Agent Comments



29 Milton St NUNAWADING 3131 (REI/VG)

5 3 2

Price: $2,060,000
Method: Sold Before Auction
Date: 02/03/2024
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



1 Terrigal La VERMONT 3133 (REI)

4 2 3

Price: $2,060,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 784 sqm approx

Agent Comments

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