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	24 Good Governs Street, Mitcham Vic 3132

Indicative selling price

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

Single price $880,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 01/01/2023 to 31/12/2023 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	30 Hammond St RINGWOOD 3134	$900,000	29/10/2023
2	303 Canterbury Rd RINGWOOD 3134	$835,000	06/10/2023
3	10 Heatherbrae Av.E RINGWOOD 3134	$830,000	06/10/2023

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: 13/03/2024 11:52

24 Good Governs Street, Mitcham Vic 3132

Grant Lynch
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Property Type: Land
Land Size: 629 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median House Price
Year ending December 2023: $1,200,000

Comparable Properties



30 Hammond St RINGWOOD 3134 (VG)

2 - -

Price: $900,000
Method: Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments



303 Canterbury Rd RINGWOOD 3134 (REI/VG)

3 1 1

Price: $835,000
Method: Private Sale
Date: 06/10/2023
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



10 Heatherbrae Av.E RINGWOOD 3134 (REI)

3 1 1

Price: $830,000
Method: Private Sale
Date: 06/10/2023
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

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