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	35 Halls Parade, Mitcham Vic 3132

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,152,500 Property Type House Suburb Mitcham

Period - From 01/07/2022 to 30/06/2023 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	47 Rosstrevor Cr MITCHAM 3132	$2,080,000	19/03/2023
2	30 Lucknow St MITCHAM 3132	$1,928,000	09/06/2023
3	15 Denman St MITCHAM 3132	$1,925,000	20/03/2023

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: 20/07/2023 17:05

35 Halls Parade, Mitcham Vic 3132



4 2 2

Property Type: House
Land Size: 1209 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2023: $1,152,500

Comparable Properties



47 Rosstrevor Cr MITCHAM 3132 (REI/VG)

5 3 3

Price: $2,080,000
Method: Private Sale
Date: 19/03/2023
Property Type: House (Res)
Land Size: 626 sqm approx

Agent Comments

47 Rosstrevor Cresecent, Mitcham - Comparable accommodation, smaller landsize.



30 Lucknow St MITCHAM 3132 (REI)

4 2 -

Price: $1,928,000
Method: Private Sale
Date: 09/06/2023
Property Type: House

Agent Comments

30 Lucknow Street, Mitcham - Comparable bedroom accommodation, smaller landsize.



15 Denman St MITCHAM 3132 (REI/VG)

4 2 2

Price: $1,925,000
Method: Private Sale
Date: 20/03/2023
Property Type: House (Res)
Land Size: 1015 sqm approx

Agent Comments

15 Denman Street, Mitcham - Comparable bedroom accommodation & landsize

Account - Jellis Craig | P: (03) 9908 5700

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