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	22 Owen Street, Mitcham Vic 3132

Indicative selling price

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

Range between $2,200,000 & $2,350,000

Median sale price

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

Period - From 01/04/2023 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	3 Morloc St FOREST HILL 3131	$2,450,000	17/07/2023
2	13 Menin Rd NUNAWADING 3131	$2,210,000	29/07/2023
3	12 Oshannessy St NUNAWADING 3131	$2,200,000	29/05/2023

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: 07/08/2023 14:16

22 Owen Street, Mitcham Vic 3132

Miranda Bailey
9908 5700
0431 535 009
mirandabailey@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,350,000
Median House Price
June quarter 2023: $1,200,000

Comparable Properties



3 Morloc St FOREST HILL 3131 (REI)

5 4 2

Price: $2,450,000
Method: Sold Before Auction
Date: 17/07/2023
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments



13 Menin Rd NUNAWADING 3131 (REI)

4 2 2

Price: $2,210,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



12 Oshannessy St NUNAWADING 3131 (REI)

4 3 2

Price: $2,200,000
Method: Private Sale
Date: 29/05/2023
Property Type: House

Agent Comments

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