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: 2/17 Dalmor Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between: $1,000,000 & $1,100,000

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	1/1 Tourello St MITCHAM 3132	$1,177,000	20/05/2023
2	1/518 Mitcham Rd MITCHAM 3132	$1,130,000	22/05/2023
3			

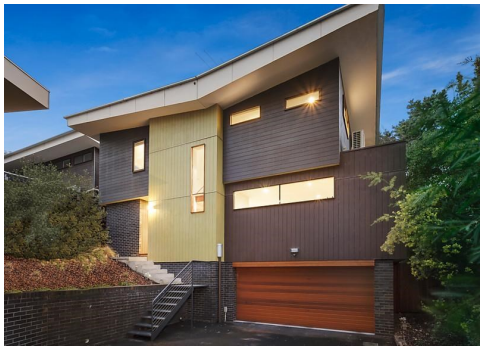
OR

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: 25/07/2023 15:35

2/17 Dalmor Avenue, Mitcham Vic 3132

Miranda Bailey
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3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2023: $1,200,000

Comparable Properties



1/1 Tourello St MITCHAM 3132 (REI)

3 1 2

Price: $1,177,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 331 sqm approx

Agent Comments



1/518 Mitcham Rd MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 22/05/2023
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

Agent Comments

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.

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