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	3 Basingstoke Road, Mitcham Vic 3132

Indicative selling price

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

Single price $1,025,000

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	41 Brendale Av BLACKBURN NORTH 3130	$1,050,000	04/04/2023
2	28 Olwen St NUNAWADING 3131	$1,030,000	05/05/2023
3	1 Charles St NUNAWADING 3131	$1,020,000	10/04/2023

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: 23/09/2023 11:38

3 Basingstoke Road, Mitcham Vic 3132



3 1 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$1,025,000
Median House Price
Year ending June 2023: $1,152,500

Comparable Properties



41 Brendale Av BLACKBURN NORTH 3130 (REI)

3 1 -

Price: $1,050,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 597 sqm approx

Agent Comments



28 Olwen St NUNAWADING 3131 (REI)

- - -

Price: $1,030,000
Method: Sold Before Auction
Date: 05/05/2023
Property Type: Land (Res)
Land Size: 601 sqm approx

Agent Comments



1 Charles St NUNAWADING 3131 (REI)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 10/04/2023
Property Type: House

Agent Comments

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

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