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	3a Moresby Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,080,000 & $1,180,000

Median sale price

Median price $1,255,500 Property Type House Suburb Mitcham

Period - From 01/07/2023 to 30/09/2023 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	88A Brunswick Rd MITCHAM 3132	$1,183,500	07/10/2023
2	4/38 Efron St NUNAWADING 3131	$1,150,000	03/06/2023
3	3/38 Cook Rd MITCHAM 3132	$1,150,000	05/08/2023

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: 13/11/2023 14:35

3a Moresby Street, Mitcham Vic 3132

Miranda Bailey
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4 2 1

Property Type: House
Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,180,000
Median House Price
September quarter 2023: $1,255,500

Comparable Properties



88A Brunswick Rd MITCHAM 3132 (REI)

3 2 2

Price: $1,183,500
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)
Land Size: 418 sqm approx

Agent Comments



4/38 Efron St NUNAWADING 3131 (REI/VG)

4 2 2

Price: $1,150,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)

Agent Comments



3/38 Cook Rd MITCHAM 3132 (REI)

3 2 2

Price: $1,150,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Townhouse (Res)

Agent Comments

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