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	10 Warnes Road, Mitcham Vic 3132

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

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

Period - From 01/10/2022 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	38 Pine Cr RINGWOOD NORTH 3134	$1,040,000	18/07/2023
2	16 Bardia St RINGWOOD 3134	$990,900	21/06/2023
3	2 Somers St MITCHAM 3132	$970,000	25/08/2023

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: 11/11/2023 13:38

10 Warnes Road, Mitcham Vic 3132

Grant Lynch
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4 1 2

Property Type: House
Land Size: 1038 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
Year ending September 2023: $1,200,000

Comparable Properties



38 Pine Cr RINGWOOD NORTH 3134 (REI/VG)

3 1 2

Agent Comments

Price: $1,040,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 1431 sqm approx



16 Bardia St RINGWOOD 3134 (REI/VG)

4 1 2

Agent Comments

Price: $990,900
Method: Private Sale
Date: 21/06/2023
Property Type: House
Land Size: 925 sqm approx

2 Somers St MITCHAM 3132 (VG)

3 - -

Agent Comments

Price: $970,000
Method: Sale
Date: 25/08/2023
Property Type: House (Res)
Land Size: 815 sqm approx

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