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	12 Blossom Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,230,000 Property Type House Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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	25 Burnett St MITCHAM 3132	$1,570,000	31/12/2023
2	5 Grigg Av VERMONT 3133	$1,485,000	03/02/2024
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: 13/02/2024 14:50

12 Blossom Street, Mitcham Vic 3132

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4 3 2

Property Type: House
Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
December quarter 2023: $1,230,000

Comparable Properties



25 Burnett St MITCHAM 3132 (REI)

5 2 2

Price: $1,570,000
Method: Private Sale
Date: 31/12/2023
Property Type: House
Land Size: 693 sqm approx

Agent Comments



5 Grigg Av VERMONT 3133 (REI)

4 3 1

Price: $1,485,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 674 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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