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	57 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between $1,380,000 & $1,480,000

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	14 Fisher St FOREST HILL 3131	$1,610,000	15/11/2023
2	12 Blossom St MITCHAM 3132	$1,560,000	17/02/2024
3	5 Carinya Rd VERMONT 3133	$1,385,500	08/02/2024

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: 29/02/2024 14:49

57 Creek Road, Mitcham Vic 3132

Miranda Bailey
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4 2 1

Property Type: House
Land Size: 842 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
December quarter 2023: $1,230,000

Comparable Properties



14 Fisher St FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,610,000
Method: Auction Sale
Date: 15/11/2023
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



12 Blossom St MITCHAM 3132 (REI)

4 3 2

Price: $1,560,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments



5 Carinya Rd VERMONT 3133 (REI)

4 2 2

Price: $1,385,500
Method: Private Sale
Date: 08/02/2024
Property Type: House

Agent Comments

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