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	45 Rooks Road, Mitcham Vic 3132

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $1,210,000 Property Type House Suburb Mitcham

Period - From 06/03/2023 to 05/03/2024 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	49 Ormond Av MITCHAM 3132	$940,000	15/09/2023
2	304 Springvale Rd FOREST HILL 3131	$928,000	25/11/2023
3	358 Springvale Rd FOREST HILL 3131	$905,000	08/01/2024

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: 06/03/2024 19:17

McGrath



3 1 2

Property Type: House
Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
06/03/2023 - 05/03/2024: $1,210,000

Comparable Properties

49 Ormond Av MITCHAM 3132 (VG)

2 - -

Agent Comments

Price: $940,000
Method: Sale
Date: 15/09/2023
Property Type: House (Res)
Land Size: 569 sqm approx



304 Springvale Rd FOREST HILL 3131 (REI)

3 1 4

Agent Comments

Price: $928,000
Method: Private Sale
Date: 25/11/2023
Property Type: House
Land Size: 540 sqm approx



358 Springvale Rd FOREST HILL 3131 (REI/VG)

3 2 2

Agent Comments

Price: $905,000
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 536 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

REIV THE DIFFERENCE | propertydata.com.au

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