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	13 Ian Crescent, Mitcham Vic 3132

Indicative selling price

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

Range between $1,480,000 & $1,628,000

Median sale price

Median price $1,267,500 Property Type House Suburb Mitcham

Period - From 01/10/2021 to 31/12/2021 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	33 Halls Pde MITCHAM 3132	$1,740,000	09/02/2022
2	3 Karens Cl MITCHAM 3132	$1,660,000	02/02/2022
3	25 Creek Rd MITCHAM 3132	$1,642,500	15/01/2022

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: 22/02/2022 10:19

13 Ian Crescent, Mitcham Vic 3132

RT Edgar

Annabelle Feng
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7 3 6

Property Type: House (Res)
Land Size: 943 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,628,000
Median House Price
December quarter 2021: $1,267,500

Comparable Properties



33 Halls Pde MITCHAM 3132 (REI)

4 2 2

Price: $1,740,000
Method: Auction Sale
Date: 09/02/2022
Property Type: House (Res)
Land Size: 1199 sqm approx

Agent Comments



3 Karens Cl MITCHAM 3132 (REI)

4 2 2

Price: $1,660,000
Method: Private Sale
Date: 02/02/2022
Property Type: House
Land Size: 449 sqm approx

Agent Comments



25 Creek Rd MITCHAM 3132 (REI)

4 3 2

Price: $1,642,500
Method: Private Sale
Date: 15/01/2022
Property Type: House
Land Size: 738 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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