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	4/15 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $821,650 Property Type Unit Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 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	2/38 Worrell St NUNAWADING 3131	$905,000	09/05/2024
2	53 Nicholson St NUNAWADING 3131	$900,000	11/05/2024
3	1/34 Warnes Rd MITCHAM 3132	$863,000	13/04/2024

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: 20/05/2024 17:21

4/15 Harrison Street, Mitcham Vic 3132

Annie Shih
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3 1 2

Property Type: Unit
Land Size: 381 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
Year ending March 2024: $821,650

Comparable Properties



2/38 Worrell St NUNAWADING 3131 (REI)

3 1 2

Price: $905,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: Unit
Land Size: 290 sqm approx

Agent Comments

53 Nicholson St NUNAWADING 3131 (REI)

3 2 1

Price: $900,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Agent Comments



1/34 Warnes Rd MITCHAM 3132 (REI)

3 1 1

Price: $863,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

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