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	18 James Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,219,000 Property Type House 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	41 Somers St MITCHAM 3132	$1,425,000	25/05/2024
2	4 Highland Av MITCHAM 3132	$1,293,750	30/05/2024
3	30 Dudley St MITCHAM 3132	$1,275,000	27/04/2024

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: 13/06/2024 09:52

18 James Avenue, Mitcham Vic 3132

Miranda Bailey
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5 2 2

Property Type: House
Land Size: 924 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2024: $1,219,000

Comparable Properties



41 Somers St MITCHAM 3132 (REI)

4 2 2

Price: $1,425,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 965 sqm approx

Agent Comments



4 Highland Av MITCHAM 3132 (REI)

4 2 2

Price: $1,293,750
Method: Private Sale
Date: 30/05/2024
Property Type: House
Land Size: 646 sqm approx

Agent Comments



30 Dudley St MITCHAM 3132 (REI)

4 2 2

Price: $1,275,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 981 sqm approx

Agent Comments

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