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<br>Including suburb and postcode | 13 Agra Street, Mitcham Vic 3132 |

## Indicative selling price

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

Range between $980,000 & $1,050,000

## Median sale price

Median price $1,275,000 Property Type House Suburb Mitcham

Period - From 01/04/2024 to 30/06/2024 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 | 6 Howard St MITCHAM 3132 | $1,050,000 | 29/07/2024 |
| 2 | 8 Grace Ct MITCHAM 3132 | $1,096,000 | 02/06/2024 |
| 3 | 1 Norman St MITCHAM 3132 | $1,120,000 | 21/05/2024 |

**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: 05/08/2024 14:52

# 13 Agra Street, Mitcham Vic 3132

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au




3 1 1

**Property Type:** House
**Land Size:** 771 sqm approx

Agent Comments

**Indicative Selling Price**
$980,000 - $1,050,000
**Median House Price**
June quarter 2024: $1,275,000

## Comparable Properties



### 6 Howard St MITCHAM 3132 (REI)

3 1 2

**Price:** $1,050,000
**Method:** Sold Before Auction
**Date:** 29/07/2024
**Property Type:** House
**Land Size:** 715 sqm approx

Agent Comments



### 8 Grace Ct MITCHAM 3132 (REI)

4 3 1

**Price:** $1,096,000
**Method:** Sold Before Auction
**Date:** 02/06/2024
**Property Type:** House (Res)
**Land Size:** 604 sqm approx

Agent Comments




### 1 Norman St MITCHAM 3132 (REI)

3 1 1

**Price:** $1,120,000
**Method:** Private Sale
**Date:** 21/05/2024
**Property Type:** House
**Land Size:** 948 sqm approx

Agent Comments



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