

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

24/12 Irvine Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$825,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/07/2023

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	5/97 Wantirna Rd RINGWOOD 3134	\$775,000	31/07/2024
2	1/5 Moresby St MITCHAM 3132	\$775,000	06/07/2024
3	5/639 Canterbury Rd VERMONT 3133	\$800,000	03/07/2024

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:

12/08/2024 15:20

24/12 Irvine Street, Mitcham Vic 3132

**Jellis
Craig**

Grant Lynch

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending June 2024: \$825,000



3 2 2

Property Type: House

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



5/97 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

3 1 2

Price: \$775,000

Method: Private Sale

Date: 31/07/2024

Property Type: House

Land Size: 224 sqm approx



1/5 Moresby St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$775,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Unit

Land Size: 271 sqm approx



5/639 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Sold Before Auction

Date: 03/07/2024

Property Type: Unit

Land Size: 207 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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