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	5 Rye Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,175,000 & $1,275,000

Median sale price

Median price $1,190,000 Property Type House Suburb Mitcham

Period - From 01/10/2020 to 30/09/2021 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	6 Trevor Ct NUNAWADING 3131	$1,250,000	25/10/2021
2	9 Wattle Valley Rd MITCHAM 3132	$1,250,000	17/08/2021
3	18 Simpson St MITCHAM 3132	$1,150,000	30/10/2021

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: 09/11/2021 15:38

5 Rye Street, Mitcham Vic 3132



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000 - $1,275,000
Median House Price
Year ending September 2021: $1,190,000

Comparable Properties



6 Trevor Ct NUNAWADING 3131 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 25/10/2021
Property Type: House
Land Size: 730 sqm approx

Agent Comments



9 Wattle Valley Rd MITCHAM 3132 (REI)

4 2 1

Price: $1,250,000
Method: Private Sale
Date: 17/08/2021
Property Type: House
Land Size: 617 sqm approx

Agent Comments



18 Simpson St MITCHAM 3132 (REI)

3 2 1

Price: $1,150,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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