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 Endeavour Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,250,000 Property Type House Suburb Mitcham

Period - From 01/01/2021 to 31/12/2021 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.

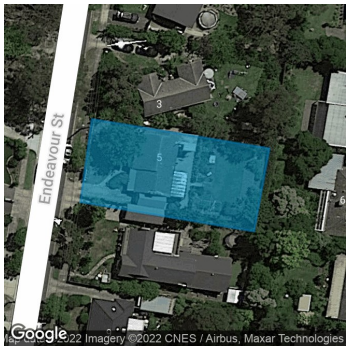
	Address of comparable property	Price	Date of sale
1	18 Simpson St MITCHAM 3132	$1,150,000	30/10/2021
2	18 Olwen St NUNAWADING 3131	$1,136,000	06/10/2021
3	416 Springfield Rd MITCHAM 3132	$1,113,000	02/02/2022

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: 22/02/2022 12:26

5 Endeavour Street, Mitcham Vic 3132



3 1 1

Rooms: 5
Property Type: House
Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2021: $1,250,000

Comparable Properties



18 Simpson St MITCHAM 3132 (REI/VG)

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



18 Olwen St NUNAWADING 3131 (REI/VG)

3 1 2

Price: $1,136,000
Method: Sold Before Auction
Date: 06/10/2021
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



416 Springfield Rd MITCHAM 3132 (REI)

3 1 2

Price: $1,113,000
Method: Auction Sale
Date: 02/02/2022
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.