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	26 Sharrow Road, Mitcham Vic 3132

Indicative selling price

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

Single price $1,369,000

Median sale price

Median price $1,200,000 Property Type House Suburb Mitcham

Period - From 01/10/2023 to 30/09/2024 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	18 James Av MITCHAM 3132	$1,418,888	10/08/2024
2	17 Sharrow Rd MITCHAM 3132	$1,300,000	10/08/2024
3	4 Highland Av MITCHAM 3132	$1,293,750	30/05/2024

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: 21/10/2024 10:56

26 Sharrow Road, Mitcham Vic 3132

FLETCHERS



4 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,369,000
Median House Price
Year ending September 2024: $1,200,000

Comparable Properties



18 James Av MITCHAM 3132 (REI/VG)

5 2 2

Price: $1,418,888
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 924 sqm approx

Agent Comments



17 Sharrow Rd MITCHAM 3132 (REI)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



4 Highland Av MITCHAM 3132 (REI/VG)

4 2 2

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

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE | propertydata.com.au

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