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	14 Deakin Street, Mitcham Vic 3132

Indicative selling price

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

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

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	5 Peel St MITCHAM 3132	$1,085,000	31/08/2024
2	5 Compton St MITCHAM 3132	$920,000	05/08/2024
3			

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: 25/10/2024 23:46

FLETCHERS



3 1 2

Property Type: House
Land Size: 483 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2024: $1,200,000

Comparable Properties



5 Peel St MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,085,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 412 sqm approx

Agent Comments



5 Compton St MITCHAM 3132 (REI/VG)

3 1 1

Price: $920,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 309 sqm approx

Agent Comments

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.

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE | propertydata.com.au

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