

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

14A Quarry Road, 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 \$1,177,000

Property Type House

Suburb Mitcham

Period - From 23/10/2023

to

22/10/2024

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	24 Quarry Rd MITCHAM 3132	\$1,180,000	19/10/2024
2	27 Lemon Gr NUNAWADING 3131	\$1,100,000	31/08/2024
3	6A Beryl St NUNAWADING 3131	\$1,026,000	24/08/2024

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:

23/10/2024 14:01

14A Quarry Road, Mitcham Vic 3132

**Jellis
Craig**

Charles Shi

9908 5706

0423 633 253

charlessshi@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

23/10/2023 - 22/10/2024: \$1,177,000



3 2 2

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



24 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 570 sqm approx



27 Lemon Gr NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 436 sqm approx



6A Beryl St NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$1,026,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

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



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