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<br>Including suburb and postcode | 424 Springfield Road, Mitcham Vic 3132 |

## Indicative selling price

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

Single price $1,160,000

## Median sale price

Median price $1,155,000 Property Type House Suburb Mitcham

Period - From 01/07/2024 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 | 3 Roger Ct NUNAWADING 3131 | $1,180,000 | 23/09/2024 |
| 2 | 329 Springfield Rd NUNAWADING 3131 | $1,190,000 | 20/09/2024 |
| 3 | 69 Ormond Av MITCHAM 3132 | $1,192,000 | 20/07/2024 |

**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: 02/12/2024 09:35

# 424 Springfield Road, Mitcham Vic 3132

shelter. Real Estate
Cameron Edgoose
03 9889 3990
0438 064 212
cameron@shelterrealestate.com.au



4 2 2

**Property Type:** House (Res)
**Land Size:** 584 sqm approx

**Indicative Selling Price**
$1,160,000
**Median House Price**
September quarter 2024: $1,155,000

Agent Comments

Secure a magnificent lifestyle in a peaceful neighbourhood moments from schools, parks and shops with this immaculate and beautifully presented family home featuring a stylish rendered façade, double glazed windows, freshly polished timber floors and plush carpets.

## Comparable Properties



**3 Roger Ct NUNAWADING 3131 (REI)**

4 1 2

**Price:** $1,180,000
**Method:** Private Sale
**Date:** 23/09/2024
**Property Type:** House
**Land Size:** 843 sqm approx

Agent Comments



**329 Springfield Rd NUNAWADING 3131 (REI/VG)**

4 2 2

**Price:** $1,190,000
**Method:** Private Sale
**Date:** 20/09/2024
**Property Type:** House (Res)
**Land Size:** 791 sqm approx

Agent Comments



**69 Ormond Av MITCHAM 3132 (REI/VG)**

4 1 -

**Price:** $1,192,000
**Method:** Auction Sale
**Date:** 20/07/2024
**Property Type:** House (Res)
**Land Size:** 585 sqm approx

Agent Comments

**Account** - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata.com.au

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