

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

6 Willow Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	20 Haddon Ct MITCHAM 3132	\$1,135,000	21/10/2024
2	49 Arlington St RINGWOOD 3134	\$1,095,000	12/10/2024
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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:

03/12/2024 08:42



Property Type: House
Land Size: 868 sqm approx
Agent Comments

Comparable Properties



20 Haddon Ct MITCHAM 3132 (VG)

Agent Comments



Price: \$1,135,000
Method: Sale
Date: 21/10/2024
Property Type: House (Res)
Land Size: 720 sqm approx



49 Arlington St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,095,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 868 sqm approx

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.