

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

60 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$890,000

&

\$960,000

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.

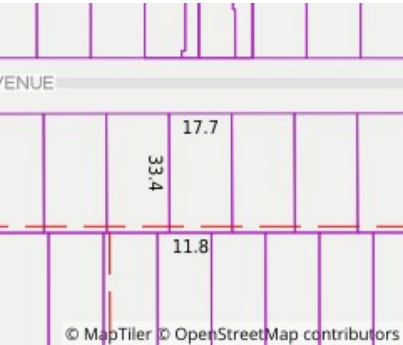
	Address of comparable property	Price	Date of sale
1	17 Blossom St MITCHAM 3132	\$937,000	23/10/2024
2	24 Good Governs St MITCHAM 3132	\$880,000	18/10/2024
3	120 Brunswick Rd MITCHAM 3132	\$1,025,000	26/08/2024

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:

12/11/2024 17:23



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Property Type: House
Land Size: 593 sqm approx
Agent Comments

Comparable Properties



17 Blossom St MITCHAM 3132 (REI)

Agent Comments

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Price: \$937,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 705 sqm approx



24 Good Governs St MITCHAM 3132 (REI)

Agent Comments

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Price: \$880,000
Method: Private Sale
Date: 18/10/2024
Property Type: Land
Land Size: 629 sqm approx



120 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$1,025,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 669 sqm approx