

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$960,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,200,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Mitcham</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2023</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2024</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



**Property Type:** House  
**Land Size:** 593 sqm approx

Agent Comments

**Indicative Selling Price**  
\$890,000 - \$960,000

**Median House Price**

Year ending September 2024: \$1,200,000

## Comparable Properties



### 17 Blossom St MITCHAM 3132 (REI)



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

Agent Comments



### 24 Good Governs St MITCHAM 3132 (REI)



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

Agent Comments



### 120 Brunswick Rd MITCHAM 3132 (REI/VG)



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

Agent Comments

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