

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

11 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,257,500

Property Type House

Suburb Mitcham

Period - From 01/01/2021

to 31/03/2021

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	15 Rupert St MITCHAM 3132	\$1,255,000	27/03/2021
2	121 Mitcham Rd DONVALE 3111	\$1,175,000	30/11/2020
3	10 Omega Ct MITCHAM 3132	\$1,155,000	27/02/2021

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:

19/04/2021 15:17



 4  1  1

Rooms: 11

Property Type: House (Res)

Land Size: 874 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2021: \$1,257,500

Comparable Properties



15 Rupert St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,255,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 806 sqm approx



121 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,175,000

Method: Private Sale

Date: 30/11/2020

Property Type: House

Land Size: 853 sqm approx



10 Omega Ct MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,155,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)