

# 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

1 Mountfield Road, 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,267,500 Property Type House Suburb Mitcham

Period - From 01/10/2021 to 31/12/2021 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	14 Lynette St NUNAWADING 3131	\$1,160,000	29/12/2021
2	9 White Ct NUNAWADING 3131	\$1,040,000	28/01/2022
3	433 Springfield Rd MITCHAM 3132	\$990,000	15/02/2022

**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:

12/03/2022 13:59

1 Mountfield Road, Mitcham Vic 3132



 3  1  2

**Property Type:** House  
**Land Size:** 665 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
December quarter 2021: \$1,267,500

## Comparable Properties



**14 Lynette St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 29/12/2021  
**Property Type:** House  
**Land Size:** 595 sqm approx



**9 White Ct NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,040,000  
**Method:** Sold Before Auction  
**Date:** 28/01/2022  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx



**433 Springfield Rd MITCHAM 3132 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 15/02/2022  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx

**Account - Ray White Manningham** | P: 8841 2000 | F: 03 8841 2099



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