

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

13 Ian Crescent, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Mitcham

Period - From 01/07/2021 to 30/09/2021 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	9 Rosstrevor Cr MITCHAM 3132	\$1,642,000	06/11/2021
2	5 Thomas St MITCHAM 3132	\$1,602,000	30/10/2021
3	30 Rosstrevor Cr MITCHAM 3132	\$1,500,000	18/10/2021

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:

15/11/2021 19:38



 6  3  6

Property Type: House (Res)

Land Size: 944 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

September quarter 2021: \$1,285,000

Comparable Properties



9 Rosstrevor Cr MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,642,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 693 sqm approx



5 Thomas St MITCHAM 3132 (REI)

Agent Comments

 5  2  2

Price: \$1,602,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House

Land Size: 877 sqm approx



30 Rosstrevor Cr MITCHAM 3132 (REI)

Agent Comments

 2  1  2

Price: \$1,500,000

Method: Private Sale

Date: 18/10/2021

Property Type: House

Land Size: 907 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088