### 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

4 Culwell Avenue, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$720,000		&		\$780,000			
Median sale price								
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/32-34 Burnett St MITCHAM 3132	\$800,000	19/07/2025
2	12 Cochrane St MITCHAM 3132	\$785,000	27/06/2025
3	1/18 Cook Rd MITCHAM 3132	\$842,000	14/06/2025

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:

28/07/2025 20:19



# **JellisCraig**





Property Type: House Land Size: 254 sqm approx Agent Comments Miranda Bailey 9908 5700 0431 535 009 mirandabailey@jelliscraig.com.au

> Indicative Selling Price \$720,000 - \$780,000 Median Unit Price June quarter 2025: \$800,000

## **Comparable Properties**

2/32-34 Burnett St MITCHAM 3132 (REI) 2 1 2 2 Price: \$800,000 Method: Auction Sale Date: 19/07/2025 Property Type: Unit	Agent Comments
12 Cochrane St MITCHAM 3132 (REI)   1 </td <td>Agent Comments</td>	Agent Comments
1/18 Cook Rd MITCHAM 3132 (REI) 2 1 2 2 Price: \$842,000 Method: Auction Sale Date: 14/06/2025 Property Type: Townhouse (Res)	Agent Comments

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



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