



# Your Exclusive Property Profile

FROM AUSTRALIA'S MOST AWARDED HOME LENDER\*

5 HARRISON ST, MITCHAM 3132

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EXCLUSIVELY FOR Phill Sweeney

# 5 Harrison St, Mitcham 3132



## PRICE ESTIMATE Range for 5 Harrison St, Mitcham 3132

### CURRENT MARKET PRICE ESTIMATE RANGE

Low	\$470,000
Midpoint	\$542,500
High	\$615,000




#### Note:

\*"Money Magazine" Home Lender of the Year Award 2010, 2008, 2007, 2006 and 2005, and AFR "Smart Investor" Magazine Home Lender of the Year Award 2005, 2004, 2002, 2001, 2000 and 1999. Australian Lending Awards, Mortgage Lender of the Year 2011 and Best Investor Lender 2011. The Australian Lending Awards is an independent initiative of "The Adviser" and specialist research and advisory firm RFI.

This ANZ Property Profile is not a valuation and nor does it constitute valuation advice. The price estimate range is indicative only, based on certain available information, and may not represent actual market value. The Property Profile is provided as general information only, current as at the time of publication, and does not constitute advice, and may not be relied on as such. For valuation advice, we recommend that you seek an independent valuation.

## 5 Harrison St, Mitcham 3132



Property Type:	Fully Detached House
Attributes:	  
Land Size:	Approximately 277 sqm
Local Govt:	Whitehorse
Distance To:	Melbourne CBD 19.9km

### Features:

Air Conditioning, Alarm, Ensuite, Garage, Heating, Study, Walk In Wardrobe

Situated within close proximity (500m) to: Uniting Church (182m); Anflcan Church (501m); Pre-School (520m); St John The Evangelist School (614m); Catholic Church (620m);

[View Recently Listed Advertisement\(Oct 10\)](#)

## PRICE HISTORY for 5 Harrison St, Mitcham 3132

### Final Sale Price History

VIC government sourced sales data on this property is not publicly available

Date	Price	Property Type	Type of Sale	Sale Result	Selling Agent
24-Aug-2002	\$228,500	House	Private Treaty	Sold	

### On the Market Price History

Advertised	Asking Price	Property Type	Type of Sale	Selling Agent
7-Jan-2012	\$920,000	House	Private Treaty	Rose Real Estate
10-Dec-2011	\$920,000	House	Private Treaty	Rose Real Estate

## SELECTED COMPARABLE PROPERTIES

Listed below are a selection of comparable properties. These were selected from the Australian Property Monitors database and are the closest match to the property at 5 Harrison St, Mitcham 3132.

### COMPARABLE HOUSES Recently Sold



Harrison St, Mitcham



**\$439,000**

Area Size: 296 sqm

House; Nearest railway - Mitcham Stn - 503m; Distance from subject property - 91.8 m; Air Conditioning; Courtyard; Heating; Lock Up Garage

Sold Date:	Mar-11
Sale Result:	Sold - Private Treaty
Listed:	01-Mar-11
Selling Agent:	RW Mitcham



McDowall St, Mitcham



**\$480,000**

Area Size: 666 sqm

House; Nearest railway - Mitcham Stn - 399m; Distance from subject property - 193 m;

Sold Date:	Nov-11
Sale Result:	Sold - Private Treaty
Selling Agent:	



Whitehorse Rd, Mitcham



**\$1,568,358**

Area Size: 1769 sqm

House; Nearest railway - Mitcham Stn - 662m; Distance from subject property - 223.2 m;

Sold Date:	Mar-11
Sale Result:	Sold - Private Treaty
Selling Agent:	



313 Mitcham Rd, Mitcham



**\$365,000**

Area Size: 442 sqm

House; Nearest railway - Mitcham Stn - 543m; Distance from subject property - 236.7 m; Air Conditioning; Heating; Polished Timber Floor

Sold Date:	23-Dec-11
Sale Result:	Sold - Private Treaty
Listed:	19-Nov-11
Selling Agent:	Ray White Box Hill



7a Burnett St, Mitcham



**\$687,500**

Area Size: 346 sqm

House; Nearest railway - Mitcham Stn - 677m; Distance from subject property - 239.6 m; Balcony; Polished Timber Floor

Sold Date:	17-Dec-11
Sale Result:	Sold - Auction
Listed:	17-Dec-11
Selling Agent:	RW Mitcham

Burnett St, Mitcham**\$525,000**

Area Size: 424 sqm

House; Nearest railway - Mitcham Stn - 660m; Distance from subject property - 269.1 m; Ensuite; Internal Laundry; Separate Dining

Sold Date:	Jan-11
Sale Result:	Sold - Private Treaty
Listed:	22-Oct-10
Selling Agent:	Rose Real Estate

Glen Rd, Mitcham**\$520,000**

Area Size: 924 sqm

House; Nearest railway - Mitcham Stn - 821m; Distance from subject property - 312.6 m;

Sold Date:	Mar-11
Sale Result:	Sold - Private Treaty
Selling Agent:	

36 Doncaster East Rd, Mitcham**\$831,000**

Area Size: 505 sqm

House; Nearest railway - Mitcham Stn - 768m; Distance from subject property - 336.8 m; Polished Timber Floor; Separate Dining

Sold Date:	17-Dec-11
Sale Result:	Sold - Auction
Listed:	17-Dec-11
Selling Agent:	RW Mitcham

Dalmor Av, Mitcham**\$465,000**

Area Size: 678 sqm

House; Nearest railway - Mitcham Stn - 926m; Distance from subject property - 342.2 m; Study

Sold Date:	Jun-11
Sale Result:	Sold - Private Treaty
Listed:	08-May-11
Selling Agent:	Philip Webb Doncaster

Barkly Tce, Mitcham**\$585,000**

Area Size: 589 sqm

House; Nearest railway - Mitcham Stn - 414m; Distance from subject property - 365.3 m;

Sold Date:	Feb-11
Sale Result:	Sold - Private Treaty
Selling Agent:	

# SELECTED COMPARABLE PROPERTIES

## COMPARABLE HOUSES On The Market



1/30 Burnett St Mitcham



**\$575,000** Area Size: 389 sqm

House; Nearest railway - Mitcham Stn - 907m; Distance from subject property - 332.1 m;

Listing Type: Private Treaty

Listed: 11-Jan-12

Listing Agent: Noel Jones Blackburn



36 Thomas St Mitcham



**\$670,000** Area Size: 589 sqm

House; Nearest railway - Mitcham Stn - 804m; Distance from subject property - 387.2 m; Courtyard; Heating; Study

Listing Type: Private Treaty

Listed: 12-Nov-11

Listing Agent: Philip Webb Doncaster



5 Thomas St Mitcham



**\$920,000** Area Size: 878 sqm

House; Nearest railway - Mitcham Stn - 956m; Distance from subject property - 415.3 m; Air Conditioning; Balcony; Ensuite; Fireplace; Garage; Heating; Study; Walk In Wardrobe

Listing Type: Private Treaty

Listed: 18-Nov-11

Listing Agent: Woodards Blackburn



32 Cook Rd Mitcham



**\$615,000** Area Size: 875 sqm

House; Nearest railway - Mitcham Stn - 943m; Distance from subject property - 508.3 m; Air Conditioning; Courtyard; Fireplace; Heating; Internal Laundry; Polished Timber Floor; Separate Dining

Listing Type: Private Treaty

Listed: 25-Dec-11

Listing Agent: Rose Real Estate



25 Peel St Mitcham



**\$500,000** Area Size: 417 sqm

House; Nearest railway - Mitcham Stn - 302m; Distance from subject property - 609.5 m;

Listing Type: Private Treaty

Listed: 10-Dec-11

Listing Agent: Noel Jones Blackburn

12 Bruce St Mitcham**\$675,000**

Area Size: 673 sqm

House; Nearest railway - Mitcham Stn - 711m; Distance from subject property - 817.1 m; Ensuite; Rumpus Room; Separate Dining

Listing Type: Private Treaty

Listed: 14-Sep-11

Listing Agent: Fischer + Zahra Real Estate

27 Creek Rd Mitcham**\$625,000**

Area Size: 742 sqm

House; Nearest railway - Mitcham Stn - 575m; Distance from subject property - 858.7 m; Air Conditioning; Ensuite; Study

Listing Type: Private Treaty

Listed: 16-Sep-11

Listing Agent: Allens Real Estate - Doncaster

31 Creek Rd Mitcham**\$749,000**

Area Size: 736 sqm

House; Nearest railway - Mitcham Stn - 599m; Distance from subject property - 890 m; Air Conditioning; Ensuite; Heating

Listing Type: Private Treaty

Listed: 04-Jan-12

Listing Agent: Hudson Bond Real Estate

66 Ormond Av Mitcham**\$520,000**

Area Size: 589 sqm

House; Nearest railway - Mitcham Stn - 826m; Distance from subject property - 910.3 m; Alarm; Courtyard; Heating; Rumpus Room

Listing Type: Tender

Listed: 22-Sep-11

Listing Agent: Rose Real Estate

12 Victory St Mitcham**\$599,950**

Area Size: 306 sqm

House; Nearest railway - Mitcham Stn - 631m; Distance from subject property - 951.3 m; Courtyard; Ensuite; Heating; Lock Up Garage; Walk In Wardrobe

Listing Type: Private Treaty

Listed: 09-Dec-11

Listing Agent: Allens Real Estate - Blackburn

# SELECTED COMPARABLE PROPERTIES

## COMPARABLE HOUSES Advertised For Rent



### 9 Austin St Mitcham



**\$315 per week** Area Size: 592 sqm

House; Nearest railway - Mitcham Stn - 776m; Distance from subject property - 214.6 m; Heating; Polished Timber Floor

Listing Type: Rental  
Listed: 27-Dec-11  
Listing Agent: HS Blackburn



### 23 Dalmor Av Mitcham



**\$430 per week** Area Size: 678 sqm

House; Nearest railway - Mitcham Stn - 926m; Distance from subject property - 342.2 m; Rumpus Room; Study

Listing Type: Rental  
Listed: 12-Nov-11  
Listing Agent: Philip Webb Mitcham



### 17 Glen Rd Mitcham



**\$470 per week** Area Size: 653 sqm

House; Nearest railway - Mitcham Stn - 917m; Distance from subject property - 359 m; Heating

Listing Type: Rental  
Listed: 12-Jan-12  
Listing Agent: Philip Webb Mitcham



### 35 Fellows St Mitcham



**\$340 per week** Area Size: 451 sqm

House; Nearest railway - Mitcham Stn - 422m; Distance from subject property - 403.9 m;

Listing Type: Rental  
Listed: 11-Jan-12  
Listing Agent: Allens Real Estate - Rentals



### 271 Mitcham Rd Mitcham



**\$290 per week** Area Size: 577 sqm

House; Nearest railway - Mitcham Stn - 854m; Distance from subject property - 462.9 m; Heating; Sunroom

Listing Type: Rental  
Listed: 19-Dec-11  
Listing Agent: Philip Webb Mitcham



32 Deakin St Mitcham**\$360 per week** Area Size: 451 sqm

House; Nearest railway - Mitcham Stn - 482m; Distance from subject property - 529.8 m;

Listing Type:	Rental
Listed:	05-Jan-12
Listing Agent:	S&L Ringwood

10 Tourello St Mitcham**\$420 per week** Area Size: 563 sqm

House; Nearest railway - Mitcham Stn - 1.2km; Distance from subject property - 593.5 m; Separate Dining

Listing Type:	Rental
Listed:	11-Jan-12
Listing Agent:	Fischer + Zahra Real Estate

15 Peel St Mitcham**\$430 per week** Area Size: 628 sqm

House; Nearest railway - Mitcham Stn - 331m; Distance from subject property - 599.8 m; Heating; Lock Up Garage; Polished Timber Floor; Separate Dining

Listing Type:	Rental
Listed:	23-Nov-11
Listing Agent:	Philip Webb Mitcham

1/17 Milne St Mitcham**\$550 per week** Area Size: 374 sqm

House; Nearest railway - Mitcham Stn - 518m; Distance from subject property - 793.6 m; Air Conditioning; Alarm; Barbeque; Courtyard; Ensuite; Heating; Polished Timber Floor; Study; Walk In Wardrobe

Listing Type:	Rental
Listed:	17-Dec-11
Listing Agent:	Ray White Blackburn

20 Venice Av Mitcham**\$390 per week** Area Size: 549 sqm

House; Nearest railway - Mitcham Stn - 944m; Distance from subject property - 815.9 m;

Listing Type:	Rental
Listed:	12-Jan-12
Listing Agent:	RW Mitcham

## MARKET SNAPSHOT for Postcode 3132

### Reported Sales

No. of Houses sold (last 12 mths)	242
Highest Sold Price	\$4,757,000
Lowest Sold Price	\$220,000
Median Sold Price	\$577,000

### Local Market Turnover

No. of Houses sold (last 12 mths)	242
Total no. of local Houses	6469
Portion Sold (% turnover)	4%
Average time to sell (days)	56

### Advertised For Sale/Auction

No. of Houses (last 12 mths)	287
Highest Listing Price	\$1,650,000
Lowest Listing Price	\$62,000
Median Listing Price	\$560,000

### Local Market Strength

Number auctioned (last 12 mths)	111
Number sold at auction	83
Auction clearance rate	75%
Level of vendor discounting	5%

## MARKET TRENDS

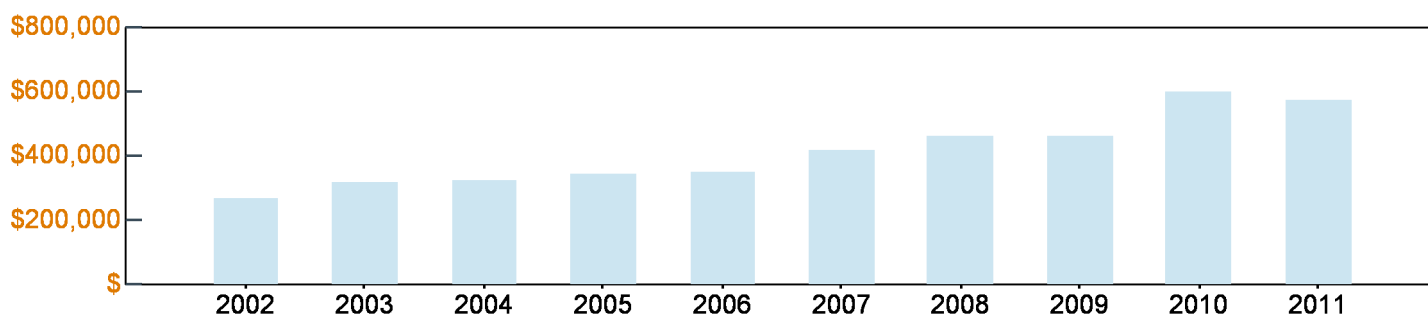
### Recent House Median Price Movement

Area Name	Median Price 2010	Median Price 2011	% change
Mitcham	\$601,000	\$577,000	-4%
3132	\$601,000	\$577,000	-4%

### Median House Price Trends in Mitcham

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
\$ median (000)	\$272	\$322	\$323	\$347	\$351	\$420	\$462	\$465	\$601	\$577
% change from previous year	16.7%	18.4%	0.3%	7.4%	1.2%	19.7%	10%	0.6%	29.2%	-4%

### Median Price Trends



## Legal

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