

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

5/5 Longland Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$570,000

&

\$627,000

Median sale price

Median price \$711,000

House

Unit

X

Suburb

Mitcham

Period - From 01/07/2017

to

30/09/2017

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	1/48 Heatherdale Rd MITCHAM 3132	\$605,000	14/07/2017
2	6/7-9 Barkly St RINGWOOD 3134	\$600,000	05/10/2017
3	4/39 Thomas St RINGWOOD 3134	\$575,000	02/09/2017

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.



 2  1  1

Rooms:

Property Type: Unit

Land Size: 173.63 sqm approx

Agent Comments

Comparable Properties



1/48 Heatherdale Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 14/07/2017

Rooms: 3

Property Type: Unit

Land Size: 255 sqm approx



6/7-9 Barkly St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 05/10/2017

Rooms: 3

Property Type: Unit

Land Size: 142 sqm approx



4/39 Thomas St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$575,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 3

Property Type: Unit

Land Size: 128 sqm approx