## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$730,000

#### Median sale price

Median price	\$716,500	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/04/2019	to	30/06/2019		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

1	3/15 Victoria Av MITCHAM 3132	\$730,000	23/03/2019
2	2/33 Orient Av MITCHAM 3132	\$715,000	11/05/2019
3	2/15 Victoria Av MITCHAM 3132	\$695,000	05/08/2019

#### 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:	17/09/2019 13:01



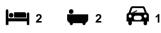
Date of sale



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> **Indicative Selling Price** \$730,000 **Median Unit Price** June quarter 2019: \$716,500





Property Type: Unit **Agent Comments** 

# Comparable Properties



3/15 Victoria Av MITCHAM 3132 (REI/VG)





Price: \$730,000 Method: Auction Sale Date: 23/03/2019 Rooms: 3

Property Type: House (Res)

**Agent Comments** 



2/33 Orient Av MITCHAM 3132 (REI/VG)







Price: \$715,000 Method: Private Sale Date: 11/05/2019

Rooms: 4

Property Type: Townhouse (Single)

Agent Comments



2/15 Victoria Av MITCHAM 3132 (REI)





Price: \$695.000 Method: Private Sale Date: 05/08/2019

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

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