

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

2/491 Mitcham Road, Mitcham Vic 3132

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$685,000

House

Unit

X

Suburb

Mitcham

Period - From 01/10/2017

to

31/12/2017

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		
2		
3		

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.~~



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2017: \$685,000

Comparable Properties



2/61 Orient Av MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$907,800

Method: Auction Sale

Date: 26/08/2017

Rooms: 4

Property Type: Unit

Land Size: 309 sqm approx



3/696 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3 2 -

Price: \$900,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 270 sqm approx

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.