Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$900,000 &	\$990,000
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Median sale price

Median price	\$859,999	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/04/2021	to	31/03/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/30 Jubilee St NUNAWADING 3131	\$998,000	03/05/2022
2	3/706 Whitehorse Rd MITCHAM 3132	\$930,000	02/04/2022
3	2/37 Harrison St MITCHAM 3132	\$910,000	02/04/2022

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:	09/05/2022 16:14



Date of sale











Property Type: House (Previously Occupied - Detached) Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median Unit Price**

Year ending March 2022: \$859,999

Comparable Properties



3/30 Jubilee St NUNAWADING 3131 (REI)

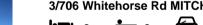




Price: \$998,000 Method: Private Sale Date: 03/05/2022

Property Type: Townhouse (Single)

Agent Comments



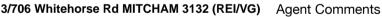






Price: \$930,000 Method: Auction Sale Date: 02/04/2022

Property Type: Townhouse (Res)

















Agent Comments

Price: \$910.000 Method: Private Sale Date: 02/04/2022

Property Type: Townhouse (Single) Land Size: 197 sqm approx

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