

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

6 Hardwood Court, Mitcham Vic 3132

Indicative selling price

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

Single price

\$945,000

Median sale price

Median price

\$1,096,250

Property Type

House

Suburb

Mitcham

Period - From

01/01/2020

to

31/03/2020

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	3 Tirana St MITCHAM 3132	\$982,000	24/03/2020
2	30 Bruce St MITCHAM 3132	\$978,000	23/03/2020
3	7 Nott St NUNAWADING 3131	\$920,000	05/05/2020

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:

29/05/2020 08:08

6 Hardwood Court, Mitcham Vic 3132



Troy Sheehan

03 9908 5700

0417243900

troysheehan@jellisrcraig.com.au

Indicative Selling Price

\$945,000

Median House Price

March quarter 2020: \$1,096,250



3 1 1

Property Type: House

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



3 Tirana St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$982,000

Method: Sold Before Auction

Date: 24/03/2020

Property Type: House (Res)

Land Size: 538 sqm approx



30 Bruce St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$978,000

Method: Sold Before Auction

Date: 23/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 534 sqm approx



7 Nott St NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$920,000

Method: Private Sale

Date: 05/05/2020

Rooms: 5

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.