

## 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

1/11 Basingstoke Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$726,000

#### 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	1/15 Kauri Ct MITCHAM 3132	\$711,000	26/08/2017
2	1/18a Springvale Rd NUNAWADING 3131	\$650,000	21/08/2017
3	4/18a Springvale Rd NUNAWADING 3131	\$635,000	26/08/2017

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.

1/11 Basingstoke Road, Mitcham Vic 3132



3 1 1

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 348 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$726,000  
**Median Unit Price**  
December quarter 2017: \$685,000

## Comparable Properties



**1/15 Kauri Ct MITCHAM 3132 (REI)**

**Agent Comments**

3 1 1

**Price:** \$711,000  
**Method:** Private Sale  
**Date:** 26/08/2017  
**Rooms:** -  
**Property Type:** Unit



**1/18a Springvale Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 21/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**4/18a Springvale Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 26/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)