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 | | | | | | | |
|--|---------------|------------|-------------|----------------|--|--|--|
| Range between | \$660,000 | & | \$726,000 | | | | |
| Median sale price | | | | | | | |
| Median price | \$685,000 H | ouse Un | it 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.

| Ado | dress 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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

propertydata

Generated: 19/02/2018 17:09

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.







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

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

Comparable Properties



1/15 Kauri Ct MITCHAM 3132 (REI)





Price: \$711.000 Method: Private Sale Date: 26/08/2017 Rooms: -Property Type: Unit

Agent Comments

Agent Comments



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



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

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



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

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

propertydata

Generated: 19/02/2018 17:09

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.

