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 Kulnine Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,020,000		&		\$1,120,000				
Median sale price									
Median price	\$942,000	Pro	Property Type Hou		ise		Suburb	Mitcham	
Period - From	01/07/2019	to	30/09/2019)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	35 Edgerton Rd MITCHAM 3132	\$1,137,000	26/10/2019
2	1 Walter St MITCHAM 3132	\$1,025,000	19/10/2019
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.

This Statement of Information was prepared on:

31/10/2019 12:50









Property Type: House **Land Size:** 678.935 sqm approx Agent Comments Matthew Scafidi 9908 5777 0433 795 006 matthewscafidi@jelliscraig.com.au

Indicative Selling Price \$1,020,000 - \$1,120,000 Median House Price September quarter 2019: \$942,000

Comparable Properties

35 Edgerton Rd MITCHAM 3132 (REI) 3 2 2 2 Price: \$1,137,000 Method: Auction Sale Date: 26/10/2019 Rooms: 4 Property Type: House (Res) Land Size: 889 sqm approx	Agent Comments
1 Walter St MITCHAM 3132 (REI) 3 4 2 Price: \$1,025,000 Method: Auction Sale Date: 19/10/2019 Property Type: House (Res) Land Size: 721 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



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.