

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

5/16 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2019

to 30/09/2019

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	31 Church St MITCHAM 3132	\$740,000	09/08/2019
2	2/23 Burnett St MITCHAM 3132	\$730,000	26/06/2019
3	1/410 Springfield Rd MITCHAM 3132	\$720,000	29/06/2019

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.~~

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2019: \$735,000



Property Type:

Agent Comments

Comparable Properties



31 Church St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 09/08/2019

Property Type: Unit

Land Size: 274 sqm approx

2/23 Burnett St MITCHAM 3132 (REI)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 26/06/2019

Property Type: Unit

Land Size: 239 sqm approx



1/410 Springfield Rd MITCHAM 3132 (VG)

Agent Comments



Price: \$720,000

Method: Sale

Date: 29/06/2019

Property Type: Flat/Unit/Apartment (Res)