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

1/3 Mcghee Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$570,000		&		\$627,000)		
Median sale p	rice							
Median price	\$715,000	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	26/06/2019	to	25/06/2020		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 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	1/28 Orient Av MITCHAM 3132	\$630,500	23/04/2020
2	12 Cochrane St MITCHAM 3132	\$605,000	20/06/2020
3	3/12 Orient Av MITCHAM 3132	\$570,000	12/05/2020

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:

26/06/2020 12:19









Property Type: Unit Agent Comments

Indicative Selling Price \$570,000 - \$627,000 Median Unit Price 26/06/2019 - 25/06/2020: \$715,000

Comparable Properties



Price: \$630,500 Method: Private Sale Date: 23/04/2020 Rooms: 3

12 Cochrane St MITCHAM 3132 (REI)

1

1/28 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$605,000 Method: Auction Sale Date: 20/06/2020 Rooms: 3 Property Type: Unit Land Size: 266 sqm approx

Property Type: Unit Land Size: 226 sqm approx

2

3/12 Orient Av MITCHAM 3132 (REI)



Agent Comments

Agent Comments



Price: \$570,000 Method: Private Sale Date: 12/05/2020 Property Type: Unit

Account - Philip Webb



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.