

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 consumer.vic.gov.au/underquoting

Range between \$570,000

&

\$627,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Mitcham

Period - From 26/06/2019

to

25/06/2020

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	1/28 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



 2  1  1

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



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

Agent Comments

 2  1  1

Price: \$630,500
Method: Private Sale
Date: 23/04/2020
Rooms: 3
Property Type: Unit
Land Size: 226 sqm approx



12 Cochrane St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

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



3/12 Orient Av MITCHAM 3132 (REI)

Agent Comments

 2  1  1

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