

Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

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

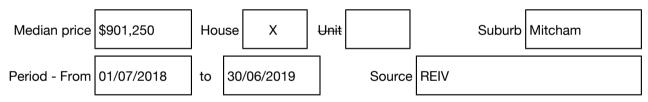
446 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,080,000

Median sale price



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	2 Meerut St MITCHAM 3132	\$1,116,000	24/04/2019
2	15 Wood St NUNAWADING 3131	\$1,095,300	01/03/2019
3	30 Haines St MITCHAM 3132	\$1,035,000	06/04/2019

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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446 Mitcham Road, Mitcham Vic 3132

Mc**Grath**





Rooms: Property Type: House (Res) Land Size: 599 sqm approx Agent Comments Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

Indicative Selling Price \$1,080,000 Median House Price Year ending June 2019: \$901,250

Comparable Properties



2 Meerut St MITCHAM 3132 (REI/VG)

Price: \$1,116,000 Method: Sold Before Auction Date: 24/04/2019 Rooms: -Property Type: House Land Size: 662 sqm approx Agent Comments

Agent Comments

1 2 **1** 2

15 Wood St NUNAWADING 3131 (REI/VG)

Price: \$1,095,300 Method: Sold Before Auction Date: 01/03/2019 Rooms: -Property Type: House (Res) Land Size: 807 sqm approx



30 Haines St MITCHAM 3132 (REI/VG)



Price: \$1,035,000 Method: Auction Sale Date: 06/04/2019 Rooms: 4 Property Type: House (Res) Land Size: 334 sqm approx Agent Comments

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