

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

18 James Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,090,500

House

X

Unit

Suburb Mitcham

Period - From 01/01/2018

to

31/03/2018

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	18 Irene Cr MITCHAM 3132	\$1,130,000	07/04/2018
2	23 Dalmor Av MITCHAM 3132	\$1,100,000	24/03/2018
3	10 Prince Edward Av MITCHAM 3132	\$1,080,000	24/03/2018

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.



5 2 2

Rooms:
Property Type: House
Land Size: 923 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000

Median House Price
March quarter 2018: \$1,090,500

Comparable Properties



18 Irene Cr MITCHAM 3132 (REI)

Agent Comments

4 2 4

Price: \$1,130,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 858 sqm approx



23 Dalmor Av MITCHAM 3132 (REI)

Agent Comments

5 3 1

Price: \$1,100,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 678 sqm approx



10 Prince Edward Av MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,080,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 10
Property Type: House (Res)
Land Size: 876 sqm approx