

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

41 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$942,000 Property Type House 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	7 Willow Av MITCHAM 3132	\$1,690,000	25/06/2019
2	43 Rosstrevor Cr MITCHAM 3132	\$1,680,000	09/11/2019
3	9 Frances Av VERMONT 3133	\$1,560,000	02/11/2019

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.~~

This Statement of Information was prepared on:

23/11/2019 10:26

41 Churinga Avenue, Mitcham Vic 3132



Adrian Nyariri

9908 5700

0455 089 610

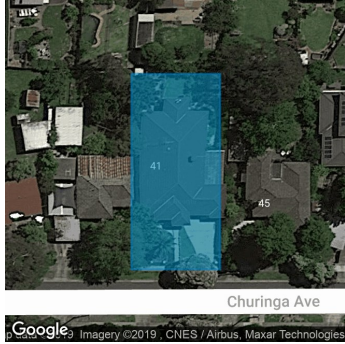
adriannyariri@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2019: \$942,000



Property Type: House (Res)

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



7 Willow Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,690,000

Method: Private Sale

Date: 25/06/2019

Property Type: House

Land Size: 864 sqm approx



43 Rosstrevor Cr MITCHAM 3132 (REI)

Agent Comments



Price: \$1,680,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 652 sqm approx



9 Frances Av VERMONT 3133 (REI)

Agent Comments



Price: \$1,560,000

Method: Auction Sale

Date: 02/11/2019

Property Type: House (Res)

Land Size: 1099 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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.