

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$950,000 & \$1,045,000	Range between	\$950,000	&	\$1,045,000	
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Median sale price

Median price	\$1,046,000	Hou	ıse X	Unit		Suburb	Mitcham
Period - From	01/10/2016	to	30/09/2017		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 16 Mountfield Rd MITCHAM 3132 \$1,105,000 16/09/2017 2 13 Willow Av MITCHAM 3132 \$990,000 16/09/2017

OR

3

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.

Account - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700

41 Owen St MITCHAM 3132



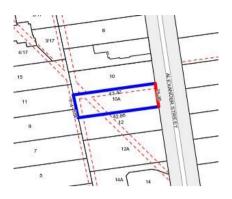


\$985,000

25/11/2017

Generated: 08/01/2018 13:34

hockingstuart





Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** Year ending September 2017: \$1,046,000

Comparable Properties



16 Mountfield Rd MITCHAM 3132 (REI)

1 3

Price: \$1,105,000 Method: Auction Sale

Date: 16/09/2017 Rooms: 6

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments



13 Willow Av MITCHAM 3132 (REI)



Price: \$990,000 Method: Auction Sale Date: 16/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments



41 Owen St MITCHAM 3132 (REI)

——— 3

Price: \$985,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments

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