

# 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

4/18 Premier Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$716,250 Property Type Unit Suburb Mitcham

Period - From 01/10/2019 to 30/09/2020 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	12/520 Mitcham Rd MITCHAM 3132	\$695,000	13/11/2020
2			
3			

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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**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

Year ending September 2020: \$716,250



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties

**12/520 Mitcham Rd MITCHAM 3132 (VG)**

Agent Comments

2 - -

**Price:** \$695,000

**Method:** Sale

**Date:** 13/11/2020

**Property Type:** Strata Unit/Villa Unit/Townhouse  
- Single OYO Unit

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.