

## 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

2/16 Rotherwood 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 \$720,000 & \$792,000

#### Median sale price

Median price \$695,000 House Unit X Suburb Mitcham

Period - From 01/04/2017 to 30/06/2017 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	2/324 Springfield Rd NUNAWADING 3131	\$777,000	27/05/2017
2	1/39 Harrison St MITCHAM 3132	\$775,000	25/05/2017
3	1/39 Lemon Gr NUNAWADING 3131	\$768,000	15/07/2017

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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**Rooms:**

**Property Type:** Unit

**Land Size:** 228.599 sqm approx

Agent Comments

**Indicative Selling Price**

\$720,000 - \$792,000

**Median Unit Price**

June quarter 2017: \$695,000

## Comparable Properties



**2/324 Springfield Rd NUNAWADING 3131 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$777,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 5

**Property Type:** Unit



**1/39 Harrison St MITCHAM 3132 (REI)**

Agent Comments

 3  1  2

**Price:** \$775,000

**Method:** Sold Before Auction

**Date:** 25/05/2017

**Rooms:** -

**Property Type:** Unit



**1/39 Lemon Gr NUNAWADING 3131 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$768,000

**Method:** Sold Before Auction

**Date:** 15/07/2017

**Rooms:** 6

**Property Type:** Villa

**Land Size:** 310 sqm approx