

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Mountfield Road Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

*House

X

*Unit

Suburb

Mitcham

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

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

13 Efron Street Nunawading VIC 3131	\$800,000	30-Oct-18
38 Deakin Street Mitcham VIC 3132	\$755,000	14-Dec-18
22 Victoria Avenue Mitcham VIC 3132	\$800,000	16-Oct-18

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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13 Efron Street Nunawading VIC 3131

 3  1  1

Sold Price

\$800,000

Sold Date

30-Oct-18

Distance

0.66km



38 Deakin Street Mitcham VIC 3132

 3  1  1

Sold Price

^{RS} **\$755,000**

Sold Date

14-Dec-18

Distance

0.78km



22 Victoria Avenue Mitcham VIC 3132

 3  1  1

Sold Price

\$800,000

Sold Date

16-Oct-18

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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