

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/40 Dudley Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$580,000
Range between	\$530,000	&	\$580,000

Median sale price

Median price	\$716,500	Hou	se	Unit	Х	Suburb	Mitcham
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

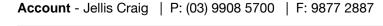
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/23 Percy St MITCHAM 3132	\$599,000	12/03/2019
2	11/513 Mitcham Rd VERMONT 3133	\$577,000	20/06/2019
3	3/2 Rupert St MITCHAM 3132	\$570,000	15/06/2019

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.







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Rooms:

Property Type: Unit Agent Comments

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price June quarter 2019: \$716,500

Comparable Properties

1/23 Percy St MITCHAM 3132 (VG)

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Price: \$599,000 Method: Sale Date: 12/03/2019

Rooms: -

Property Type: Car Park/Car Space (Res)

Agent Comments



– 2





Price: \$577,000 Method: Private Sale Date: 20/06/2019

Rooms: -

Property Type: Unit

Agent Comments



-2







Price: \$570,000 Method: Auction Sale Date: 15/06/2019

Rooms: -

Property Type: Unit

Land Size: 139 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887





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