

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

15 Venice Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,096,250

Property Type

House

Suburb

Mitcham

Period - From

01/01/2020

to

31/03/2020

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 Highland Av MITCHAM 3132	\$1,200,000	18/04/2020
2	8 Evandale Av NUNAWADING 3131	\$1,185,000	26/01/2020
3	11 Victory St MITCHAM 3132	\$1,150,000	29/02/2020

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.~~

This Statement of Information was prepared on:

28/04/2020 11:54

15 Venice Avenue, Mitcham Vic 3132

**Jellis
Craig**

Troy Sheehan

03 9908 5700

0417243900

troysheehan@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000

Median House Price

March quarter 2020: \$1,096,250



Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



12 Highland Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 18/04/2020

Property Type: House (Res)

Land Size: 649 sqm approx



8 Evandale Av NUNAWADING 3131 (VG)

Agent Comments



Price: \$1,185,000

Method: Sale

Date: 26/01/2020

Property Type: House (Res)

Land Size: 664 sqm approx



11 Victory St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 761 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.