# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9a Forster Street, Mitcham Vic 3132

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	.au/underquo	ting					
Single pric	e \$750,000									
Median sale price										
Median price	\$726,500	Pro	operty Type	Unit		Suburb	Mitcham			
Period - From	01/07/2019	to	30/06/2020	So	ource	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	2/6 Denman St MITCHAM 3132	\$760,000	02/07/2020
2	2/5 Moresby St MITCHAM 3132	\$750,000	04/07/2020
3	1/26 Nelson St RINGWOOD 3134	\$738,000	07/03/2020

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:

07/08/2020 10:53





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**Property Type:** House (Res) **Land Size:** 508 sqm approx Agent Comments Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$750,000 Median Unit Price Year ending June 2020: \$726,500

# **Comparable Properties**





1/26 Nelson St RINGWOOD 3134 (VG)



Price: \$738,000 Method: Sale Date: 07/03/2020 Property Type: Development Site (Res) Land Size: 259 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.

Agent Comments