

# 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

18 Sharrow Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price

Median price

\$1,128,500

Property Type

House

Suburb

Mitcham

Period - From

01/10/2019

to

31/12/2019

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.

	Address of comparable property	Price	Date of sale
1	35 Edgerton Rd MITCHAM 3132	\$1,137,000	26/10/2019
2	6 Haines St MITCHAM 3132	\$1,120,000	09/11/2019
3	47 Casella St MITCHAM 3132	\$1,054,000	24/12/2019

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.~~

This Statement of Information was prepared on:

03/02/2020 11:14



 4  2  2

**Property Type:** House (Res)

**Land Size:** 917 sqm approx

Agent Comments

## Comparable Properties



**35 Edgerton Rd MITCHAM 3132 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,137,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 889 sqm approx



**6 Haines St MITCHAM 3132 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 452 sqm approx



**47 Casella St MITCHAM 3132 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,054,000

**Method:** Private Sale

**Date:** 24/12/2019

**Property Type:** House

**Land Size:** 651 sqm approx