

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	4/43-45 Mcdowall 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 \$630,000	&	\$690,000
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Median sale price

Median price	\$685,000	Hou	se	Unit	х	Suburb	Mitcham
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

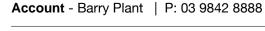
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1/377 Mitcham Rd MITCHAM 3132	\$670,000	13/03/2018
2	3/44 Heatherdale Rd MITCHAM 3132	\$670,000	09/06/2018
3	10/494 Mitcham Rd MITCHAM 3132	\$645,000	14/04/2018

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: Townhouse (Res) Land Size: 154.40 sqm approx

Agent Comments

Indicative Selling Price \$630,000 - \$690,000 **Median Unit Price** March quarter 2018: \$685,000

Comparable Properties



1/377 Mitcham Rd MITCHAM 3132 (REI/VG)

Price: \$670,000 Method: Private Sale Date: 13/03/2018

Rooms: 4

Property Type: Townhouse (Res) Land Size: 166 sqm approx

Agent Comments

3/44 Heatherdale Rd MITCHAM 3132 (REI)

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Price: \$670,000 Method: Auction Sale Date: 09/06/2018

Rooms: 3

≗≕ 2

Property Type: Townhouse (Res)

Agent Comments



10/494 Mitcham Rd MITCHAM 3132 (REI/VG)

Price: \$645,000 Method: Private Sale Date: 14/04/2018

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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