

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

1/10 James Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$1,070,000

House

X

Unit

Suburb Mitcham

Period - From 01/10/2017

to

31/12/2017

Source REIV

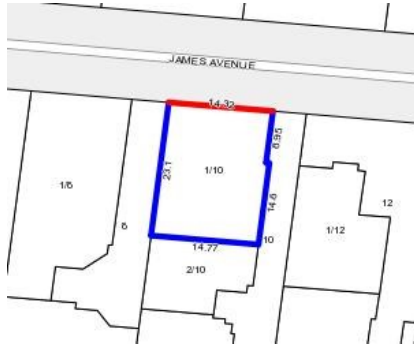
Comparable property sales (*Delete A or B below as applicable)

- 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	2/518 Mitcham Rd MITCHAM 3132	\$948,888	02/12/2017
2	1/53 Quarry Rd MITCHAM 3132	\$903,000	29/08/2017
3	2/4 Coppin CI MITCHAM 3132	\$890,000	09/09/2017

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.



 3  2  1

Rooms:

Property Type: Townhouse

Land Size: 337 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

December quarter 2017: \$1,070,000

Comparable Properties

2/518 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$948,888

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: Townhouse (Res)



1/53 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$903,000

Method: Private Sale

Date: 29/08/2017

Rooms: 4

Property Type: Townhouse (Res)



2/4 Coppin CI MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: Townhouse (Res)