

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

3/28 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$660,400 House Unit X Suburb Mitcham

Period - From 01/10/2018 to 31/12/2018 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.

	Address of comparable property	Price	Date of sale
1	2/5 Linlithgow St MITCHAM 3132	\$730,000	01/12/2018
2	1/21 Mcghee Av MITCHAM 3132	\$725,000	16/02/2019
3	9/45 Doncaster East Rd MITCHAM 3132	\$700,000	14/12/2018

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.



 3  2  2

Rooms:
Property Type: Flat
Land Size: 251.566 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 December quarter 2018: \$660,400

Comparable Properties



2/5 Linlithgow St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 01/12/2018
Rooms: 5
Property Type: Unit
Land Size: 362 sqm approx



1/21 Mcghee Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  1

Price: \$725,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: Unit



9/45 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$700,000
Method: Private Sale
Date: 14/12/2018
Rooms: -
Property Type: Unit