

#### 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	3/28 Burnett 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	\$700,000	&	\$770,000

#### Median sale price

Median price	\$660,400	Hou	ıse	Unit	Х	Subu	b 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.

Add	dress 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

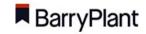
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







Generated: 29/03/2019 15:18







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)





Price: \$730,000 Method: Private Sale Date: 01/12/2018 Rooms: 5

Property Type: Unit

Land Size: 362 sqm approx

**Agent Comments** 









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

Property Type: Unit

Agent Comments



9/45 Doncaster East Rd MITCHAM 3132

(REI/VG)

**-**3





Price: \$700,000 Method: Private Sale Date: 14/12/2018

Rooms: -

Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888





Generated: 29/03/2019 15:18