

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

40 Owen Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$901,250

Property Type House

Suburb Mitcham

Period - From 01/07/2018

to

30/06/2019

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	13 Brenda St NUNAWADING 3131	\$1,090,000	27/07/2019
2	11 Woodcrest Rd VERMONT 3133	\$989,000	21/09/2019
3	41 Doncaster East Rd MITCHAM 3132	\$980,000	27/07/2019

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:

10/10/2019 16:20



Property Type: House

Land Size: 671.715 sqm approx

Agent Comments

Comparable Properties



13 Brenda St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 5

Property Type: House (Res)

Land Size: 682 sqm approx



11 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments



Price: \$989,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House

Land Size: 617 sqm approx



41 Doncaster East Rd MITCHAM 3132 (VG)

Agent Comments



Price: \$980,000

Method: Sale

Date: 27/07/2019

Property Type: House (Res)

Land Size: 731 sqm approx