

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

1A Denman Street, Mitcham Vic 3132

Indicative selling price

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

Single price \$870,000

Median sale price

Median price \$685,000

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	5/35 Glenburnie Rd MITCHAM 3132	\$880,000	31/03/2018
2	1a Vine St RINGWOOD 3134	\$875,000	09/12/2017
3	3/16 Harrison St MITCHAM 3132	\$860,000	12/05/2018

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 1

Rooms:

Property Type: Unit

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



5/35 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 31/03/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 304 sqm approx



1a Vine St RINGWOOD 3134 (REI)

Agent Comments

3 2 1

Price: \$875,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)



3/16 Harrison St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$860,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 5

Property Type: Unit

Land Size: 236 sqm approx