

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 Purches Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,128,500

Property Type House

Suburb Mitcham

Period - From 01/10/2019

to 31/12/2019

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	12 Clive St MITCHAM 3132	\$835,000	12/10/2019
2	10 Gibson St MITCHAM 3132	\$820,000	04/09/2019
3	33 Nara Rd MITCHAM 3132	\$800,250	05/10/2019

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:

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Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2019: \$1,128,500

Comparable Properties



12 Clive St MITCHAM 3132 (REI)

Agent Comments

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Price: \$835,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 770 sqm approx

10 Gibson St MITCHAM 3132 (VG)

Agent Comments

4 - -

Price: \$820,000
Method: Sale
Date: 04/09/2019
Property Type: House (Res)
Land Size: 675 sqm approx



33 Nara Rd MITCHAM 3132 (VG)

Agent Comments

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Price: \$800,250
Method: Sale
Date: 05/10/2019
Property Type: Land
Land Size: 715 sqm approx