

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

|  | Section 47AF o         |                                  |      |          |    |      |        |      | f the Estate Agents Act 1980 |    |              |  |
|--|------------------------|----------------------------------|------|----------|----|------|--------|------|------------------------------|----|--------------|--|
| Property offer   | ed for s               | sale                             |      |          |    |      |        |      |                              |    |              |  |
| Address<br>Including suburb and<br>postcode  |                        | 1a Lake Avenue, Mitcham Vic 3132 |      |          |    |      |        |      |                              |    |              |  |
| Indicative selli   | ing pric               | е                                |      |          |    |      |        |      |                              |    |              |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting   |                        |                                  |      |          |    |      |        |      |                              |    |              |  |
| Range between  | ange between \$780,000 |                                  |      | &        |    | \$82 | 0,000  |      |                              |    |              |  |
| Median sale price  |                        |                                  |      |          |    |      |        |      |                              |    |              |  |
| Median price   | \$830,00               | 00                               | Hous | e X      |    | Unit |        |      | Suburb                       | Mi | tcham        |  |
| Period - From  | 01/01/2                | 019                              | to 3 | 31/03/20 | 19 |      | 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  |                        |                                  |      |          |    |      |        |      |                              |    |              |  |
| 3  |                        |                                  |      |          |    |      |        |      |                              |    |              |  |
|  |                        |                                  |      |          |    |      |        |      |                              |    |              |  |

OR

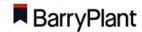
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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Rooms:

**Property Type:** House (Res) **Land Size:** 446 sqm approx

**Agent Comments** 

Indicative Selling Price \$780,000 - \$820,000 Median House Price March quarter 2019: \$830,000

## Comparable Properties

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