## 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

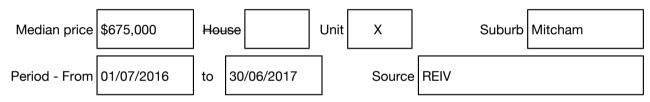
BS 1B Irvine Street, Mitcham Vic 3132 d le

#### Indicative selling price

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

Range between \$650,000 & \$715,000	e between	en \$650,000	&	\$715,000	
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#### Median sale price



#### 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.

Ad	dress of comparable property	Price	Date of sale
1	2/1 Scott St MITCHAM 3132	\$690,000	27/04/2017
2	3/3 Halls Pde MITCHAM 3132	\$675,000	18/03/2017
3	2/1 Rupert St MITCHAM 3132	\$670,000	18/05/2017

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 - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Unit Price Year ending June 2017: \$675,000

# **Comparable Properties**







 $\mathsf{RFIV}$ 

2/1 Rupert St MITCHAM 3132 (REI)



Price: \$670,000 Method: Sold Before Auction Date: 18/05/2017 Rooms: 4 Property Type: Unit Land Size: 174 sgm approx Agent Comments

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