

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

1B Irvine Street, Mitcham Vic 3132

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$715,000

Median sale price

Median price \$675,000

House

Unit

X

Suburb Mitcham

Period - From 01/07/2016

to

30/06/2017

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	2/1 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.

 2  2 

Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending June 2017: \$675,000

Comparable Properties



2/1 Scott St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Private Sale

Date: 27/04/2017

Rooms: 3

Property Type: Villa



3/3 Halls Pde MITCHAM 3132 (REI)

Agent Comments

 2  1  2

Price: \$675,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 3

Property Type: Unit

Land Size: 195 sqm approx



2/1 Rupert St MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method: Sold Before Auction

Date: 18/05/2017

Rooms: 4

Property Type: Unit

Land Size: 174 sqm approx