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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	683A Whitehorse Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,090,500	Hou	ise X	Unit		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.

Add	dress of comparable property	Price	Date of sale
1	1/31 Harrison St MITCHAM 3132	\$1,130,000	25/01/2018
2	23 Dalmor Av MITCHAM 3132	\$1,100,000	24/03/2018
3	10 Prince Edward Av MITCHAM 3132	\$1,080,000	24/03/2018

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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> **Indicative Selling Price** \$1,110,000 **Median House Price** March quarter 2018: \$1,090,500



= 5

Rooms:

Property Type: Land Land Size: 589 sqm approx

Agent Comments

Comparable Properties



1/31 Harrison St MITCHAM 3132 (REI)

Price: \$1,130,000 Method: Private Sale Date: 25/01/2018

Rooms: 6

Property Type: House (Res) Land Size: 679 sqm approx

23 Dalmor Av MITCHAM 3132 (REI)



Price: \$1,100,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res) Land Size: 678 sqm approx

10 Prince Edward Av MITCHAM 3132 (REI)





Date: 24/03/2018

Property Type: House (Res) Land Size: 876 sqm approx

Price: \$1,080,000 Method: Auction Sale

Rooms: 10

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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.

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Agent Comments

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