

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

1 Halls Parade, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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.

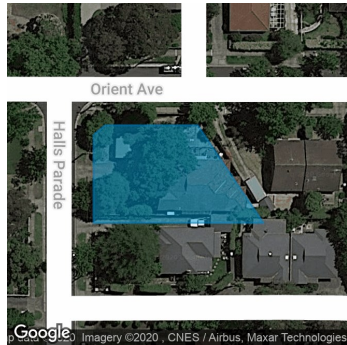
	Address of comparable property	Price	Date of sale
1	39 Creek Rd MITCHAM 3132	\$1,400,000	11/10/2019
2	36 Alwyn St MITCHAM 3132	\$1,400,000	21/09/2019
3	40 Owen St MITCHAM 3132	\$1,180,000	23/11/2019

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:

21/01/2020 13:21



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Property Type: House
Land Size: 698.239 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 December quarter 2019: \$1,128,500

Comparable Properties



39 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 11/10/2019
Property Type: House (Res)
Land Size: 643 sqm approx



36 Alwyn St MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 652 sqm approx



40 Owen St MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,180,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 672 sqm approx