

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

1/520 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Single price \$860,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Mitcham

Period - From 01/04/2019

to 31/03/2020

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.

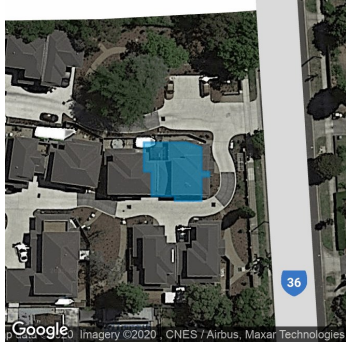
	Address of comparable property	Price	Date of sale
1	4/3a Forster St MITCHAM 3132	\$900,000	10/05/2020
2	3/25 Shady Gr NUNAWADING 3131	\$865,000	28/04/2020
3	3/8 Bruce St MITCHAM 3132	\$840,850	18/06/2020

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:

07/07/2020 11:08



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$860,000

Median House Price

Year ending March 2020: \$1,025,000

Comparable Properties



4/3a Forster St MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$900,000

Method: Private Sale

Date: 10/05/2020

Property Type: Townhouse (Single)



3/25 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$865,000

Method: Private Sale

Date: 28/04/2020

Property Type: Townhouse (Single)



3/8 Bruce St MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$840,850

Method: Private Sale

Date: 18/06/2020

Property Type: Townhouse (Single)

Land Size: 206 sqm approx