

# 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

1/12 Wooddale Grove, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$968,000

### Median sale price

Median price \$906,000 Property Type House Suburb Mitcham

Period - From 01/10/2018 to 30/09/2019 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	21 Kendall St NUNAWADING 3131	\$996,000	12/10/2019
2	25 Page St MITCHAM 3132	\$980,000	19/10/2019
3	2/22 Milne St MITCHAM 3132	\$935,000	05/10/2019

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:

23/10/2019 11:26



3   2   2

**Property Type:** Townhouse (Res)

**Land Size:** 275 sqm approx

Agent Comments

## Comparable Properties



**21 Kendall St NUNAWADING 3131 (REI)**

Agent Comments

3   2   1

**Price:** \$996,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Townhouse (Res)



**25 Page St MITCHAM 3132 (REI)**

Agent Comments

4   2   1

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** Townhouse (Res)



**2/22 Milne St MITCHAM 3132 (REI)**

Agent Comments

3   2   2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Rooms:** 4

**Property Type:** Unit