

## 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

14 Ronald Street, 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 \$1,000,000

&amp;

\$1,100,000

**Median sale price**

Median price \$1,090,500

House

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.

	Address of comparable property	Price	Date of sale
1	51 Orient Av MITCHAM 3132	\$1,100,000	01/06/2018
2	58a Creek Rd MITCHAM 3132	\$1,072,500	12/05/2018
3	1 Laidlaw Ct VERMONT 3133	\$1,000,000	28/04/2018

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.



3 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 507 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 March quarter 2018: \$1,090,500

## Comparable Properties



**51 Orient Av MITCHAM 3132 (REI)**

**Agent Comments**

- - -

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 01/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**58a Creek Rd MITCHAM 3132 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,072,500  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Rooms:** 10  
**Property Type:** Unit  
**Land Size:** 485 sqm approx



**1 Laidlaw Ct VERMONT 3133 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx