

## 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

10 Verdale Close, 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 \$1,280,000

&amp;

\$1,350,000

## 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	6 Denis St VERMONT 3133	\$1,310,000	14/02/2018
2	12 Denman St MITCHAM 3132	\$1,310,000	23/11/2017
3	22 James Av MITCHAM 3132	\$1,280,000	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.



4 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 827 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,280,000 - \$1,350,000  
**Median House Price**  
March quarter 2018: \$1,090,500

## Comparable Properties



**6 Denis St VERMONT 3133 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 14/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 461 sqm approx



**12 Denman St MITCHAM 3132 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 23/11/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx



**22 James Av MITCHAM 3132 (REI)**

**Agent Comments**

4 2 5

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 963 sqm approx