

Michael Gurry 0420 690 670 michael.gurry@noeljones.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	10 Verdale Close, Mitcham Vic 3132
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,280,000	&	\$1,350,000

#### Median sale price

Median price	\$1,090,500	Hou	ise 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.

Add	dress 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.

**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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michael.gurry@noeljones.com.au



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)

Price: \$1,310,000 Method: Private Sale Date: 14/02/2018

Rooms: 6

Property Type: House (Res) Land Size: 461 sqm approx Agent Comments



12 Denman St MITCHAM 3132 (REI)



Price: \$1,310,000 Method: Auction Sale Date: 23/11/2017

Rooms: 6

Property Type: House (Res) Land Size: 1011 sqm approx **Agent Comments** 



22 James Av MITCHAM 3132 (REI)







Price: \$1,280,000 Method: Auction Sale Date: 24/03/2018

Rooms: 10

Property Type: House (Res) Land Size: 963 sqm approx

Agent Comments

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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