Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	, offered	for sale
I IOPCIL	, 0116164	ioi saic

Including suburk	ddress and stcode 11 Madison Boulevard, Mitcham Vic 3132					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$840,000	e e	\$890,000			

Median sale price

Median price	\$784,000	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/07/2020	to	30/09/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

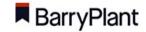
Address of comparable property		Price	Date of sale
1	7 Maple Gr MITCHAM 3132	\$845,000	06/08/2020
2	3/8 Bruce St MITCHAM 3132	\$840,850	18/06/2020
3			

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:	17/11/2020 09:26







Indicative Selling Price \$840,000 - \$890,000 **Median Unit Price** September quarter 2020: \$784,000



Property Type: Townhouse

Land Size: 240 sqm approx **Agent Comments**

Comparable Properties



7 Maple Gr MITCHAM 3132 (REI)





Price: \$845,000

Method: Sold Before Auction

Date: 06/08/2020

Property Type: House (Res) Land Size: 240 sqm approx

Agent Comments



3/8 Bruce St MITCHAM 3132 (REI/VG)







Price: \$840,850

Method: Private Sale Date: 18/06/2020

Property Type: Townhouse (Single) Land Size: 206 sqm approx

Agent Comments

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 - Barry Plant | P: 03 9842 8888



