



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending March 2017: \$646,000

Comparable Properties



5/7 Lake Av MITCHAM 3132 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 03/03/2017
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)



4/55-57 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$458,000
Method: Private Sale
Date: 16/11/2016
Rooms: -
Property Type: Unit



13/30 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 05/05/2017
Rooms: 4
Property Type: Unit

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

2/2-4 Creek Road, Mitcham Vic 3132

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$646,000

Unit

X

Suburb

Mitcham

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/7 Lake Av MITCHAM 3132	\$500,000	03/03/2017
4/55-57 Doncaster East Rd MITCHAM 3132	\$458,000	16/11/2016
13/30 Mount Pleasant Rd NUNAWADING 3131	\$450,000	05/05/2017