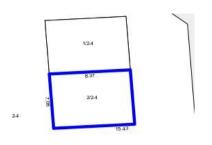
hockingstuart





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)

Price: \$500,000 Method: Private Sale Date: 03/03/2017

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/55-57 Doncaster East Rd MITCHAM 3132

(REI)

-2



Price: \$458.000 Method: Private Sale Date: 16/11/2016

Rooms: -

Property Type: Unit

Agent Comments



13/30 Mount Pleasant Rd NUNAWADING 3131

(REI)

-2

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

Property Type: Unit

Agent Comments

Account - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700

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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	2/2-4 Creek Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

For 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	Su	burb	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





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