

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

53 Denis Street Mitcham VIC 3132

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$932,000

\*House

X

\*Unit

Suburb

Mitcham

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

### 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 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

100 Purches Street Vermont VIC 3133	\$825,000	18-Jun-19
60 Purches Street Mitcham VIC 3132	\$721,000	25-May-19
35 Good Governs Street Mitcham VIC 3132	\$754,000	10-May-19

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 6 months.~~

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**100 Purches Street Vermont VIC 3133**

4 1 2

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**18-Jun-19**

Distance

**0.13km**



**60 Purches Street Mitcham VIC 3132**

3 1 1

Sold Price

<sup>RS</sup> **\$721,000**

Sold Date

**25-May-19**

Distance

**0.29km**



**35 Good Governs Street Mitcham VIC 3132**

3 2 2

Sold Price

<sup>RS</sup> **\$754,000** <sup>UN</sup>

Sold Date

**10-May-19**

Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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