

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

1/77 Rooks Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$627,500

House

Unit

X

Suburb

Mitcham

Period - From 01/07/2018

to

30/09/2018

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.

	Address of comparable property	Price	Date of sale
1	2/30 Brunswick Rd MITCHAM 3132	\$595,000	26/07/2018
2	17/494 Mitcham Rd MITCHAM 3132	\$585,000	24/07/2018
3	6/21 Mt Pleasant Rd NUNAWADING 3131	\$550,000	07/09/2018

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.



 2  1  1

Rooms:

Property Type: Unit

Land Size: 181.20 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2018: \$627,500

Comparable Properties



2/30 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 26/07/2018

Rooms: 4

Property Type: Unit



17/494 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Auction Sale

Date: 24/07/2018

Rooms: 3

Property Type: Unit



6/21 Mt Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 07/09/2018

Rooms: 3

Property Type: Unit