Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price	\$942,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/07/2019	to	30/09/2019		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

Address of comparable property		Price	Date of sale
1	25 Somers St MITCHAM 3132	\$1,001,000	07/12/2019
2	70 Carween Av MITCHAM 3132	\$983,000	07/12/2019
3	43 Cochrane St MITCHAM 3132	\$955,000	21/09/2019

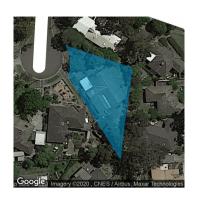
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/01/2020 16:02











Property Type: House Land Size: 768 sqm approx **Agent Comments**

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** September quarter 2019: \$942,000

Comparable Properties



25 Somers St MITCHAM 3132 (REI)





Price: \$1,001,000 Method: Auction Sale Date: 07/12/2019

Property Type: House (Res) Land Size: 995 sqm approx

Agent Comments



70 Carween Av MITCHAM 3132 (REI)





Price: \$983,000 Method: Auction Sale Date: 07/12/2019

Rooms: 4

Property Type: House (Res) Land Size: 670 sqm approx Agent Comments



43 Cochrane St MITCHAM 3132 (REI/VG)



Price: \$955,000 Method: Auction Sale Date: 21/09/2019

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

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