

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

3 Sunset Court, Mitcham Vic 3132

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

Property 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	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 comparable properties 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



3 2 2

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)

Agent Comments

4 2 4

Price: \$1,001,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 995 sqm approx



70 Carween Av MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$983,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 4
Property Type: House (Res)
Land Size: 670 sqm approx



43 Cochrane St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$955,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 650 sqm approx