Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 2/31 Churinga Avenue, Mitcham Vic 3132 |
|----------------------|----------------------------------------|
| 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 | \$1,096,250 | Pro | perty Type | House | | Suburb | Mitcham |
|---------------|-------------|-----|------------|-------|--------|--------|---------|
| Period - From | 01/01/2020 | to | 31/03/2020 | | 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

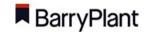
| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 1/3a Forster St MITCHAM 3132 | \$950,000 | 08/07/2020 |
| 2 | 10/134-140 Boronia Rd VERMONT 3133 | \$945,000 | 23/06/2020 |
| 3 | 4/3a Forster St MITCHAM 3132 | \$900,000 | 10/05/2020 |

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.

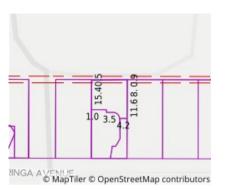
| This Statement of Information was prepared on: | 16/07/2020 22:44 |
|------------------------------------------------|------------------|





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Indicative Selling Price \$900,000 - \$990,000 **Median House Price** March quarter 2020: \$1,096,250



Property Type: House Land Size: 375 sqm approx

Agent Comments

Comparable Properties



1/3a Forster St MITCHAM 3132 (REI)



Price: \$950,000

Method: Sold Before Auction

Date: 08/07/2020 Rooms: 6

Property Type: Townhouse (Res)

Agent Comments



10/134-140 Boronia Rd VERMONT 3133 (REI)





Price: \$945,000 Method: Private Sale Date: 23/06/2020

Property Type: Townhouse (Single) Land Size: 400 sqm approx

Agent Comments



4/3a Forster St MITCHAM 3132 (REI)





Price: \$900.000 Method: Private Sale Date: 10/05/2020

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



