

# 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

2/31 Churinga Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,096,250 Property 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	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 comparable properties 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



 4  2  2

**Property Type:** House

**Land Size:** 375 sqm approx

Agent Comments

## Comparable Properties



**1/3a Forster St MITCHAM 3132 (REI)**

Agent Comments

 4  2  2

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 08/07/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)



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

Agent Comments

 4  2  4

**Price:** \$945,000

**Method:** Private Sale

**Date:** 23/06/2020

**Property Type:** Townhouse (Single)

**Land Size:** 400 sqm approx



**4/3a Forster St MITCHAM 3132 (REI)**

Agent Comments

 4  2  2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 10/05/2020

**Property Type:** Townhouse (Single)