

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
19 Churinga Avenue Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$1,150,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,050,000 *House X *Unit Suburb Mitcham

Period-from 01 Nov 2017 to 31 Oct 2018 Source Corelogic

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
21 Denis Street Mitcham VIC 3132	\$1,200,000	25-Sep-18
5 Munro Street Mitcham VIC 3132	\$1,190,000	10-Oct-18
19 Dudley Street Mitcham VIC 3132	\$1,170,000	04-Jul-18

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.~~

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21 Denis Street Mitcham VIC 3132

Sold Price **\$1,200,000**

Sold Date **25-Sep-18**

5 2 2

Distance **0.1km**



5 Munro Street Mitcham VIC 3132

Sold Price **\$1,190,000**

Sold Date **10-Oct-18**

5 3 2

Distance **0.34km**



19 Dudley Street Mitcham VIC 3132

Sold Price **\$1,170,000**

Sold Date **04-Jul-18**

3 1 1

Distance **0.74km**

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