Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	14 Walwa Street, Mitcham Vic 3132
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Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,025,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/07/2019	to	30/06/2020		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

Aut	Address of comparable property		Date of Sale
1	55 Glenburnie Rd MITCHAM 3132	\$1,225,000	28/09/2020
2	6 Trenham Ct MITCHAM 3132	\$1,141,000	07/08/2020
3	45 Orient Av MITCHAM 3132	\$1,135,000	16/06/2020

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:	07/10/2020 15:01



Date of sale



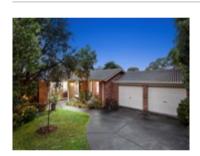
Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** Year ending June 2020: \$1,025,000



Property Type: House Land Size: 705 sqm approx **Agent Comments**

Comparable Properties



55 Glenburnie Rd MITCHAM 3132 (REI)

Price: \$1,225,000 Method: Private Sale

Date: 28/09/2020 Property Type: House (Res) Land Size: 770 sqm approx

Agent Comments



6 Trenham Ct MITCHAM 3132 (REI)



Price: \$1,141,000 Method: Private Sale Date: 07/08/2020 Property Type: House Land Size: 650 sqm approx Agent Comments



45 Orient Av MITCHAM 3132 (REI/VG)



Price: \$1,135,000 Method: Private Sale Date: 16/06/2020 Property Type: House Land Size: 933 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



