

## 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

2/19 Quarry Road, 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 \$690,000

&

\$759,000

#### Median sale price

Median price \$711,000

House

Unit

X

Suburb

Mitcham

Period - From 01/01/2017

to

31/12/2017

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	4/32-34 Burnett St MITCHAM 3132	\$762,000	09/10/2017
2	9/385 Mitcham Rd MITCHAM 3132	\$730,000	17/03/2018
3	3/5 McGhee Av MITCHAM 3132	\$722,000	24/03/2018

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.



2   
 2   
 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$759,000

**Median Unit Price**

Year ending December 2017: \$711,000

## Comparable Properties



**4/32-34 Burnett St MITCHAM 3132 (REI)**

**Agent Comments**

2   
 1   
 2

**Price:** \$762,000  
**Method:** Private Sale  
**Date:** 09/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**9/385 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**3/5 McGhee Av MITCHAM 3132 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$722,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Unit