

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

12 Regina Street, Mitchell Park Vic 3355

Indicative selling price

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

Range between \$295,000

&

\$305,000

Median sale price*

Median price

House

Unit

Suburb or locality

Mitchell Park

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

12 Regina Street, Mitchell Park Vic 3355

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Matthew Wiltshire

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Indicative Selling Price

\$295,000 - \$305,000

No median price available



 4  2  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Agent Comments

Currently leased on a long term lease @ \$324 per week, the lease also has the benefit of rent increasing every 12 months with CPI! The low maintenance home provides an abundance of living space, it's not often you can find a 4 Bedroom home with two living areas in this price range. Located within close proximity to the Wendouree Train Station & the Melbourne Freeway, whilst also being within minutes from major shopping centers, be sure to call Matthew Wiltshire on 0487 000 873 for more information.

Comparable Properties

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