

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	4/25-27 Deep Creek Road, Mitcham Vic 3132
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$627,500	Hou	se	Unit	х	Suburb	Mitcham
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	6/32 Wilana St RINGWOOD 3134	\$650,000	11/08/2018
2	2/28 Greenwood Av RINGWOOD 3134	\$645,000	19/05/2018
3	1/41 Bourke St RINGWOOD 3134	\$620,000	30/10/2018

OR

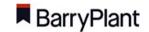
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** September quarter 2018: \$627,500



Rooms: Property Type: Unit

Agent Comments

Comparable Properties



6/32 Wilana St RINGWOOD 3134 (REI)

Price: \$650,000 Method: Private Sale Date: 11/08/2018 Rooms: 4

Property Type: Unit Land Size: 169 sqm approx

2/28 Greenwood Av RINGWOOD 3134 (REI) **-**2

Price: \$645,000 Method: Auction Sale Date: 19/05/2018 Rooms: -

Property Type: Unit Land Size: 151 sqm approx

1/41 Bourke St RINGWOOD 3134 (REI)

Price: \$620,000 Method: Private Sale Date: 30/10/2018 Rooms: -

Agent Comments

Agent Comments



Property Type: Unit Land Size: 210 sqm approx **Agent Comments**

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