

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

4/25-27 Deep Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$627,500 House Unit X 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.

	Address 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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



6/32 Wilana St RINGWOOD 3134 (REI)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 30/10/2018

Rooms: -

Property Type: Unit

Land Size: 210 sqm approx