

# 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

411 Mitcham 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)

Single price

\$1,459,000

### Median sale price

Median price

\$1,128,500

Property Type

House

Suburb

Mitcham

Period - From

01/10/2019

to

31/12/2019

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	13 Carween Av MITCHAM 3132	\$1,433,000	22/02/2020
2	1 Halls Pde MITCHAM 3132	\$1,350,000	13/03/2020
3			

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:

28/03/2020 11:36

411 Mitcham Road, Mitcham Vic 3132



Matthew Scafidi

9908 5777

0433 795 006

matthewscafidi@jellisrcraig.com.au

**Indicative Selling Price**

\$1,459,000

**Median House Price**

December quarter 2019: \$1,128,500



4 2 1

**Property Type:** Strata Unit/Flat

**Land Size:** 725 sqm approx

Agent Comments

## Comparable Properties



**13 Carween Av MITCHAM 3132 (REI)**

Agent Comments

4 2 2

**Price:** \$1,433,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 742 sqm approx



**1 Halls Pde MITCHAM 3132 (REI)**

Agent Comments

4 2 2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 13/03/2020

**Property Type:** House (Res)

**Land Size:** 699 sqm approx

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.

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.