

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

7 Maple Grove, Mitcham Vic 3132

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$949,000 Property Type House Suburb Mitcham

Period - From 01/04/2020 to 30/06/2020 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	2/11 Stuart Cr NUNAWADING 3131	\$828,000	29/02/2020
2	11/210-214 Springvale Rd NUNAWADING 3131	\$795,000	14/03/2020
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:

20/07/2020 13:56

Terry Burgoyne

9842 8888

0404 842 771

tburgoyne@barryplant.com.au

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

June quarter 2020: \$949,000



 3  2  2

Property Type: House

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



2/11 Stuart Cr NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$828,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Single)

11/210-214 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$795,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Townhouse (Res)

Land Size: 200 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.