

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

29 Churinga Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,090,500

House

X

Unit

Suburb Mitcham

Period - From 01/01/2018

to

31/03/2018

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		
2		
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.



4 1 1

Rooms:

Property Type: House (Res)

Land Size: 894 sqm approx

Agent Comments

Comparable Properties



10 Prince Edward Av MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 10

Property Type: House (Res)

Land Size: 876 sqm approx



25 Holyrood Dr VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,061,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 869 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.