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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	7/8 Harrison Street, Mitcham Vic 3132

### Indicative selling price

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

Single price	\$879,000

#### Median sale price

Median price	\$685,000	Hou	se	Unit	Х	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

l.	1/626 Whitehorse Rd MITCHAM 3132	\$872,000	28/04/2018
2	2 4/26 Burnett St MITCHAM 3132	\$862,000	25/11/2017
[	3/16 Harrison St MITCHAM 3132	\$860,000	12/05/2018

#### 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.

**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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> **Indicative Selling Price** \$879,000

March quarter 2018: \$685,000

**Median Unit Price** 





Rooms:

Property Type: Townhouse (Res)

Agent Comments

### Comparable Properties



1/626 Whitehorse Rd MITCHAM 3132 (REI)

**-**3

Price: \$872,000 Method: Auction Sale Date: 28/04/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 289 sqm approx

4/26 Burnett St MITCHAM 3132 (REI)

Price: \$862,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Unit

Land Size: 246 sqm approx

3/16 Harrison St MITCHAM 3132 (REI)





Price: \$860,000 Method: Auction Sale Date: 12/05/2018 Rooms: 5

Property Type: Unit

Land Size: 236 sqm approx

Agent Comments

**Agent Comments** 

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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.

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