

## 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

5 Haslemere 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 \$1,080,000

## Median sale price

Median price \$903,250

House

X

Unit

Suburb Mitcham

Period - From 01/07/2018

to

30/09/2018

Source REIV

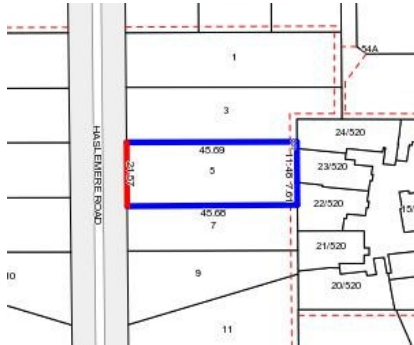
## Comparable property sales (\*Delete A or B below as applicable)

**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                              |       |              |
| 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.



**Rooms:**

**Property Type:** House

**Land Size:** 980 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,080,000

**Median House Price**

September quarter 2018: \$903,250

## Comparable Properties



**19 Dudley St MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 31/08/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 880 sqm approx



**29 Wood St NUNAWADING 3131 (REI)**

**Agent Comments**



**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 798 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.