

# 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 Reserve Avenue, 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

\$1,148,000

### Median sale price

Median price

\$942,000

Property Type

House

Suburb

Mitcham

Period - From

01/07/2019

to

30/09/2019

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	2 Kulnine Av MITCHAM 3132	\$1,200,000	09/11/2019
2	2 Purches St MITCHAM 3132	\$1,195,000	23/11/2019
3	40 Owen St MITCHAM 3132	\$1,180,000	23/11/2019

**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:

08/01/2020 11:20



**Property Type:** House (Res)

**Land Size:** 638 sqm approx

Agent Comments

## Comparable Properties



**2 Kulnine Av MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 679 sqm approx



**2 Purches St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** House (Res)

**Land Size:** 986 sqm approx



**40 Owen St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** House (Res)

**Land Size:** 672 sqm approx