

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

2A Walter Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$637,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2018

to 30/06/2019

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	1/6 James St RINGWOOD 3134	\$600,000	13/08/2019
2	2/2 Rupert St MITCHAM 3132	\$593,000	21/07/2019
3	3/2 Rupert St MITCHAM 3132	\$570,000	15/06/2019

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:

16/10/2019 17:39



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Property Type: Unit

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



1/6 James St RINGWOOD 3134 (VG)

Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 13/08/2019

Property Type: Flat/Unit/Apartment (Res)



2/2 Rupert St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$593,000

Method: Private Sale

Date: 21/07/2019

Property Type: Unit

3/2 Rupert St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Unit

Land Size: 139 sqm approx