

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 108 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,070,000 House X Unit Suburb Mitcham

Period - From 01/01/2017 to 31/12/2017 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	425 Mitcham Rd MITCHAM 3132	\$1,400,000	13/02/2018
2	12 Denman St MITCHAM 3132	\$1,310,000	23/11/2017
3	10 Alexander St MITCHAM 3132	\$1,070,000	25/11/2017

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.



Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending December 2017: \$1,070,000

Comparable Properties

425 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 13/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 902 sqm approx

12 Denman St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 23/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1011 sqm approx

10 Alexander St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 667 sqm approx