

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

13/12 Irvine Street, Mitcham VIC 3132

Indicative selling price

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

**SINGLE
PRICE**

\$700,000

Median sale price

**MEDIAN
PRICE**

\$604,000

UNIT

X

SUBURB

Mitcham

**PERIOD -
FROM**

1st April 2018

TO

30th June 2018

SOURCE

REIV

Comparable property sales

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

14/12 Irvine Street, Mitcham

\$735,000

24.03.2018

2/33-35 Deep Creek Road, Mitcham

\$787,000

05.05.2018

1/21 Dudley Street, Mitcham

\$750,000

30.07.2018

Get a **FREE** property
appraisal for your home

APPRAISE MY PROPERTY →

Comparable properties



\$735,000

14/12 Irvine Street, Mitcham, Victoria

DATE: 24.03.2018

PROPERTY TYPE: House



3



2



2



186 sqm x



\$787,000

2/33-35 Deep Creek Road, Mitcham, Victoria

DATE: 05.05.2018

PROPERTY TYPE: House



3



2



2



191 sqm



\$750,000

1/21 Dudley Street, Mitcham, Victoria

DATE: 30.07.2018

PROPERTY TYPE: House



3



2



2



273 sqm

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee