Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$870.000	&	\$950,000
	+ - : - ,		+ ,

Median sale price

Median price	\$784,000	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/07/2020	to	30/09/2020		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

1	2/3A Forster St MITCHAM 3132	\$950,000	08/07/2020
2	1/5 Linlithgow St MITCHAM 3132	\$923,000	20/05/2020
3	3 Burnett St MITCHAM 3132	\$921,000	21/05/2020

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:	27/10/2020 11:39
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Date of sale









Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$870,000 - \$950,000 **Median Unit Price** September quarter 2020: \$784,000

Comparable Properties



2/3A Forster St MITCHAM 3132 (REI)



2



Price: \$950.000 Method: Private Sale Date: 08/07/2020

Property Type: Townhouse (Single)

Agent Comments



1/5 Linlithgow St MITCHAM 3132 (REI/VG)

-3

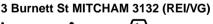






Agent Comments

Price: \$923,000 Method: Private Sale Date: 20/05/2020 Property Type: House Land Size: 533 sqm approx





Agent Comments

Price: \$921,000 Method: Private Sale Date: 21/05/2020 Property Type: House Land Size: 421 sqm approx

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