



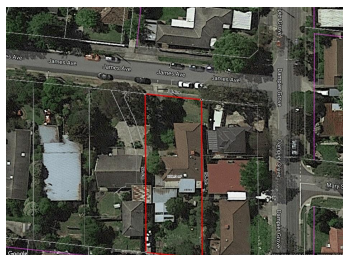
STATEMENT OF INFORMATION

22 JAMES AVENUE, MITCHAM, VIC 3132

PREPARED BY MICHAEL SCUDDS, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 JAMES AVENUE, MITCHAM, VIC 3132

4 2 5

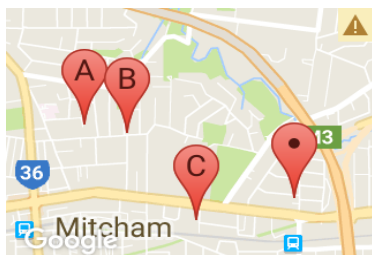
Indicative Selling Price

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

Price Range: 1,000,000 to 1,100,000

Provided by: Michael Scudds, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



MITCHAM, VIC, 3132

Suburb Median Sale Price (House)

\$1,058,500

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



27 GLEN RD, MITCHAM, VIC 3132

4 2 1

Sale Price

***\$958,888**

Sale Date: 21/10/2017

Distance from Property: 1.5km



55 BURNETT ST, MITCHAM, VIC 3132

3 2 2

Sale Price

\$1,120,000

Sale Date: 07/09/2017

Distance from Property: 1.2km



6 VICTORY ST, MITCHAM, VIC 3132

4 1 2

Sale Price

***\$1,015,000**

Sale Date: 18/12/2017

Distance from Property: 659m



This report has been compiled on 11/02/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

22 JAMES AVENUE, MITCHAM, VIC 3132

Indicative selling price

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

Price Range:

1,000,000 to 1,100,000

Median sale price

Median price

\$1,058,500

House

X

Unit

Suburb

MITCHAM

Period

01 July 2017 to 31 December 2017

Source



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
27 GLEN RD, MITCHAM, VIC 3132	*\$958,888	21/10/2017
55 BURNETT ST, MITCHAM, VIC 3132	\$1,120,000	07/09/2017
6 VICTORY ST, MITCHAM, VIC 3132	*\$1,015,000	18/12/2017