

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

3 Compton Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$903,250

House

X

Unit

Suburb

Mitcham

Period - From

01/07/2018

to

30/09/2018

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	19 Basingstoke Rd MITCHAM 3132	\$835,000	07/07/2018
2	34 Jessie St BLACKBURN NORTH 3130	\$820,000	25/09/2018
3	3 Newbury St MITCHAM 3132	\$812,500	14/07/2018

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.



 3  1  1

Rooms:

Property Type: House

Land Size: 616.70 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2018: \$903,250

Comparable Properties



19 Basingstoke Rd MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$835,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 583 sqm approx



34 Jessie St BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 25/09/2018

Rooms: -

Property Type: House



3 Newbury St MITCHAM 3132 (REI)

[Agent Comments](#)

 3  1  2

Price: \$812,500

Method: Sold Before Auction

Date: 14/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 601 sqm approx