

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

66 Cochrane Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,128,500 Property Type House Suburb Mitcham

Period - From 01/10/2019 to 31/12/2019 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.

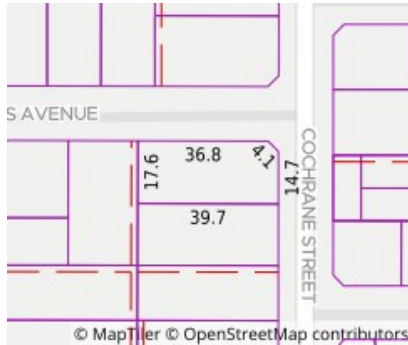
	Address of comparable property	Price	Date of sale
1	44 Diosma Cr NUNAWADING 3131	\$1,050,000	12/10/2019
2	11 Woodcrest Rd VERMONT 3133	\$989,000	21/09/2019
3	28 Cosgrove St VERMONT 3133	\$988,088	14/12/2019

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:

29/01/2020 10:58



 3  2  2

Property Type: House
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
December quarter 2019: \$1,128,500

Comparable Properties



44 Diosma Cr NUNAWADING 3131 (REI)

Agent Comments

 4  2  1

Price: \$1,050,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 836 sqm approx



11 Woodcrest Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  1  2

Price: \$989,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House
Land Size: 617 sqm approx



28 Cosgrove St VERMONT 3133 (REI)

Agent Comments

 4  2  1

Price: \$988,088
Method: Private Sale
Date: 14/12/2019
Property Type: House