

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

2/3 Halls Parade, Mitcham Vic 3132

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$716,500

House

Unit

X

Suburb

Mitcham

Period - From 01/04/2019

to

30/06/2019

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	1/6 Lake Av MITCHAM 3132	\$679,000	23/03/2019
2	3/126 Brunswick Rd MITCHAM 3132	\$651,000	12/04/2019
3	19 Abelia St NUNAWADING 3131	\$648,000	13/07/2019

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.

Brent Earney
9725 0000
0409 726 136
brentearney@methven.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2019: \$716,500



Rooms:

Property Type: Townhouse (Res)

Land Size: 201 sqm approx

Agent Comments

Comparable Properties



1/6 Lake Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$679,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx



3/126 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$651,000

Method: Private Sale

Date: 12/04/2019

Rooms: -

Property Type: Townhouse (Res)



19 Abelia St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$648,000

Method: Auction Sale

Date: 13/07/2019

Rooms: 3

Property Type: House (Res)

Land Size: 242 sqm approx