

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

3/8 Tarrangower Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$640,000

&

\$704,000

Median sale price

Median price \$758,000

Property Type Unit

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	14/74-76 Doncaster East Rd MITCHAM 3132	\$673,000	14/09/2019
2	9/33 Arlington St RINGWOOD 3134	\$660,000	10/09/2019
3	5/33 Arlington St RINGWOOD 3134	\$650,000	03/10/2019

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:

21/01/2020 15:25



Property Type:
Agent Comments

Indicative Selling Price

\$640,000 - \$704,000

Median Unit Price

December quarter 2019: \$758,000

Comparable Properties



14/74-76 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$673,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Townhouse (Res)
Land Size: 125 sqm approx

9/33 Arlington St RINGWOOD 3134 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 10/09/2019
Property Type: Flat/Unit/Apartment (Res)

5/33 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 03/10/2019
Property Type: Townhouse (Res)