

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

1A Garden Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$982,000 Property Type House Suburb Mitcham

Period - From 01/01/2019 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	2/8 Forster St MITCHAM 3132	\$965,000	26/10/2019
2	2/31 Glenburnie Rd MITCHAM 3132	\$950,000	29/07/2019
3	14 Denis St VERMONT 3133	\$900,000	30/07/2019

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.~~

This Statement of Information was prepared on:

28/01/2020 15:19

1A Garden Avenue, Mitcham Vic 3132



4 2 2

Property Type: House (Res)
Land Size: 342 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$979,000
Median House Price
Year ending December 2019: \$982,000

Comparable Properties

2/8 Forster St MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$965,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Unit



2/31 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 29/07/2019
Rooms: 7
Property Type: Townhouse (Single)



14 Denis St VERMONT 3133 (REI/VG)

Agent Comments

3 3 1

Price: \$900,000
Method: Private Sale
Date: 30/07/2019
Property Type: House
Land Size: 327 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.