

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

1/4 Price Street, Mitcham Vic 3132

Indicative selling price

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

| Range between | \$850,000 | & | \$935,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price



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 | 2/36 Halls Pde VERMONT 3133 | \$917,000 | 01/07/2017 |
| 2 | 15a James Av MITCHAM 3132 | \$910,000 | 16/09/2017 |
| 3 | 1 Walwa St MITCHAM 3132 | \$850,000 | 20/05/2017 |

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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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.







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median Unit Price September quarter 2017: \$711,000

Comparable Properties

| 2/36 Halls Pde VERMONT 3133 (REI) 2 2 2 Price: \$917,000 Method: Auction Sale Date: 01/07/2017 Rooms: 6 Property Type: Townhouse (Res) Land Size: 261 sqm approx | Agent Comments |
|---|----------------|
| 15a James Av MITCHAM 3132 (REI) 3 1 1 1 Price: \$910,000 Method: Auction Sale Date: 16/09/2017 Rooms: 5 Property Type: House (Res) | Agent Comments |
| 1 Walwa St MITCHAM 3132 (REI) 4 2 1 Price: \$850,000 Method: Auction Sale Date: 20/05/2017 Rooms: 6 Property Type: House (Res) | Agent Comments |

Land Size: 427 sqm approx

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