

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
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Indicative selling price

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

Range between	\$850,000	&	\$935,000
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Median sale price

Median price	\$711,000	House		Unit	X	Suburb	Mitcham
Period - From	01/07/2017	to	30/09/2017	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	2/36 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.



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)

Agent Comments



Price: \$917,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 261 sqm approx



15a James Av MITCHAM 3132 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)



1 Walwa St MITCHAM 3132 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 427 sqm approx