Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

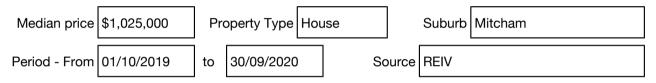
Address 9 Moorakyne Place, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,080,000

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	7 Andover Av MITCHAM 3132	\$1,120,000	04/08/2020
2	40 Doncaster East Rd MITCHAM 3132	\$1,080,000	29/10/2020
3	2a Price St MITCHAM 3132	\$1,065,000	21/10/2020

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:

16/11/2020 17:49





Troy Sheehan 03 9908 5700



Property Type: Land Land Size: 443 sqm approx Agent Comments 0417243900 troysheehan@jelliscraig.com.au Indicative Selling Price \$1,080,000

\$1,080,000 Median House Price Year ending September 2020: \$1,025,000

Comparable Properties

7 Andover Av MITCHAM 3132 (REI/VG) 4 2 2 2 Price: \$1,120,000 Method: Private Sale Date: 04/08/2020 Property Type: House (Res) Land Size: 623 sqm approx	Agent Comments
40 Doncaster East Rd MITCHAM 3132 (REI) 3 2 2 1 Price: \$1,080,000 Method: Auction Sale Date: 29/10/2020 Property Type: House (Res) Land Size: 389 sqm approx	Agent Comments
2a Price St MITCHAM 3132 (REI) 3 1 2 Price: \$1,065,000 Method: Private Sale Date: 21/10/2020 Property Type: House Land Size: 652 sqm approx	Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



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.