

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

14 Clive Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Mitcham

Period - From 01/10/2019

to

30/09/2020

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.

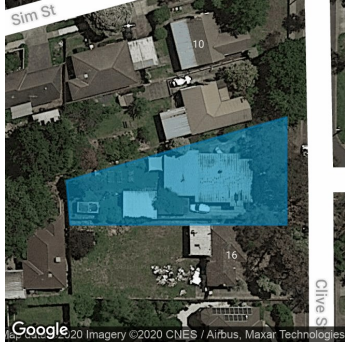
	Address of comparable property	Price	Date of sale
1	16 Purches St MITCHAM 3132	\$1,220,000	24/10/2020
2	20 Dudley St MITCHAM 3132	\$1,135,000	22/10/2020
3	45 Orient Av MITCHAM 3132	\$1,135,000	16/06/2020

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:

10/12/2020 12:08



4 2 3

Property Type: House (Res)

Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2020: \$1,025,000

Comparable Properties



16 Purches St MITCHAM 3132 (REI)

5 2 2

Agent Comments

similar land with extra bedroom

Price: \$1,220,000

Method: Sold Before Auction

Date: 24/10/2020

Property Type: House (Res)

Land Size: 930 sqm approx



20 Dudley St MITCHAM 3132 (REI/VG)

4 2 2

Agent Comments

Price: \$1,135,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 988 sqm approx



45 Orient Av MITCHAM 3132 (REI/VG)

4 2 2

Agent Comments

Price: \$1,135,000

Method: Private Sale

Date: 16/06/2020

Property Type: House

Land Size: 933 sqm approx