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	2 Newbury Street, Mitcham Vic 3132

Indicative selling price

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

Single price	$949,000

Median sale price

Median price	$1,096,250	Property Type	House	Suburb	Mitcham
Period - From	01/01/2020	to	31/03/2020	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 6 Hardwood Ct MITCHAM 3132	$945,000	30/05/2020
2 4 Cottrell Ct NUNAWADING 3131	$935,000	04/06/2020
3 80 Bowen Rd DONCASTER EAST 3109	$930,000	08/02/2020

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:	02/07/2020 10:59

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Property Type:

Agent Comments

Indicative Selling Price
$949,000
Median House Price
March quarter 2020: $1,096,250

Comparable Properties

6 Hardwood Ct MITCHAM 3132 (REI)

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Price: $945,000
Method: Private Sale
Date: 30/05/2020
Property Type: House
Land Size: 586 sqm approx

Agent Comments

4 Cottrell Ct NUNAWADING 3131 (REI)

🛏 3   🛁 1   🚗 1

Price: $935,000
Method: Auction Sale
Date: 04/06/2020
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments

80 Bowen Rd DONCASTER EAST 3109 (REI/VG)

🛏 3   🛁 1   🚗 -

Price: $930,000
Method: Private Sale
Date: 08/02/2020
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9908 5700