

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 Prince Edward Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price

\$958,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Mitcham

Period - From

01/07/2019

to

30/06/2020

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 Linlithgow St MITCHAM 3132	\$1,033,000	14/04/2020
2	3 Purches St MITCHAM 3132	\$901,000	21/03/2020
3	26 Heatherdale Rd MITCHAM 3132	\$900,000	31/05/2020

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:

30/07/2020 13:34

1 Prince Edward Avenue, Mitcham Vic 3132



Andrew Luke
0399085700
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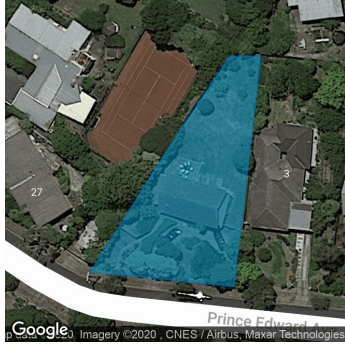
andrewluke@jellisrcraig.com.au

Indicative Selling Price

\$958,000

Median House Price

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



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 1036 sqm approx

Agent Comments

Comparable Properties



16 Linlithgow St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,033,000

Method: Private Sale

Date: 14/04/2020

Property Type: House (Res)

Land Size: 970 sqm approx



3 Purches St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$901,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 685 sqm approx



26 Heatherdale Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$900,000

Method: Sold After Auction

Date: 31/05/2020

Property Type: House (Res)

Land Size: 1188 sqm approx

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.