

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

96 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$675,000

House

Unit

X

Suburb Mitcham

Period - From 01/07/2016

to

30/06/2017

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	27 Forster St MITCHAM 3132	\$655,000	27/05/2017
2	3/26 Forster St MITCHAM 3132	\$610,000	07/07/2017
3	13 Hillcrest Av RINGWOOD 3134	\$592,000	10/04/2017

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.~~



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Rooms:**Property Type:** Residential & Retail**Land Size:** 401 sqm approx**Agent Comments****Indicative Selling Price**

\$590,000 - \$640,000

Median Unit Price

Year ending June 2017: \$675,000

Comparable Properties

**27 Forster St MITCHAM 3132 (REI)****Agent Comments**

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Price: \$655,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 446 sqm approx**3/26 Forster St MITCHAM 3132 (REI)****Agent Comments**

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Price: \$610,000**Method:** Private Sale**Date:** 07/07/2017**Rooms:** 3**Property Type:** Unit**Land Size:** 351 sqm approx**13 Hillcrest Av RINGWOOD 3134 (REI)****Agent Comments**

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Price: \$592,000**Method:** Private Sale**Date:** 10/04/2017**Rooms:** 7**Property Type:** House**Land Size:** 324 sqm approx