

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

4/50 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$670,000

House

Unit

X

Suburb

Mitcham

Period - From

01/07/2017

to

30/06/2018

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	1/50 Creek Rd MITCHAM 3132	\$850,000	25/08/2018
2	2a Rye St MITCHAM 3132	\$831,000	11/08/2018
3	2/13 Grey St VERMONT 3133	\$803,728	14/07/2018

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.



3 2 1

Rooms:

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments

Comparable Properties

1/50 Creek Rd MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$850,000

Method: Auction Sale

Date: 25/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 249 sqm approx



2a Rye St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$831,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 343 sqm approx

2/13 Grey St VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$803,728

Method: Sold Before Auction

Date: 14/07/2018

Rooms: -

Property Type: Unit

Land Size: 306 sqm approx