

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

3/21 Forster Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$682,800

Property Type Unit

Suburb Mitcham

Period - From 01/10/2018

to 30/09/2019

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	39 Culwell Av MITCHAM 3132	\$650,000	05/10/2019
2	1a Barbara St VERMONT 3133	\$640,000	04/05/2019
3	3/75 Doncaster East Rd MITCHAM 3132	\$600,000	19/10/2019

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:

24/10/2019 10:24



Property Type:

Agent Comments

Comparable Properties



39 Culwell Av MITCHAM 3132 (REI)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Unit



1a Barbara St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 3

Property Type: House (Res)

Land Size: 240 sqm approx



3/75 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: Unit

Land Size: 191 sqm approx