Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$865,000

Median sale price

Median price	\$949,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/04/2020	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

Add	dress of comparable property	Price	Date of sale
1	8 Hakeville Av NUNAWADING 3131	\$925,000	23/06/2020
2	17 Dawe Rd MITCHAM 3132	\$850,000	10/06/2020
3	2 Nielsen Av NUNAWADING 3131	\$835,000	13/07/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/08/2020 13:48





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> **Indicative Selling Price** \$865,000 **Median House Price**

June quarter 2020: \$949,000





Property Type: House Land Size: 781 sqm approx **Agent Comments**

Comparable Properties

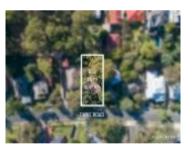


8 Hakeville Av NUNAWADING 3131 (REI)





Price: \$925,000 Method: Private Sale Date: 23/06/2020 Property Type: House Land Size: 856 sqm approx **Agent Comments**



17 Dawe Rd MITCHAM 3132 (REI)







Price: \$850,000 Method: Private Sale Date: 10/06/2020 Rooms: 5

Property Type: House

Agent Comments



2 Nielsen Av NUNAWADING 3131 (REI)





Price: \$835,000 Method: Private Sale Date: 13/07/2020

Rooms: 4

Property Type: House Land Size: 733 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



