

# 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

4/8 Bruce Street, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$758,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2019 to 31/12/2019 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	25 Page St MITCHAM 3132	\$980,000	19/10/2019
2	22/520 Mitcham Rd MITCHAM 3132	\$935,000	07/12/2019
3			

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:

21/03/2020 09:37



Property Type:  
Agent Comments

Indicative Selling Price  
\$900,000 - \$990,000  
Median Unit Price  
December quarter 2019: \$758,000

## Comparable Properties



25 Page St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$980,000  
Method: Auction Sale  
Date: 19/10/2019  
Property Type: Townhouse (Res)  
Land Size: 283 sqm approx



22/520 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$935,000  
Method: Auction Sale  
Date: 07/12/2019  
Rooms: 4  
Property Type: Townhouse (Res)

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.