Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

1 7	
Address	4/8 Bruce Street, Mitcham Vic 3132
Including suburb and	·

postcode

Indicative selling price

Property offered for sale

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

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

Median sale price

Median price	\$758,000	Pro	perty Type U	nit		Suburb	Mitcham
Period - From	01/10/2019	to	31/12/2019	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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

В* 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



Date of sale

McGrath

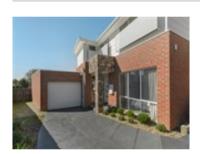




Property Type: Agent Comments

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

Comparable Properties



25 Page St MITCHAM 3132 (REI/VG)

Price: \$980,000 Method: Auction Sale Date: 19/10/2019

Property Type: Townhouse (Res) Land Size: 283 sqm approx

Agent Comments

Agent Comments



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





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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



