

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

12 Rupert Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,070,000

House

X

Unit

Suburb Mitcham

Period - From 01/10/2017

to

31/12/2017

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	19 Langford Av MITCHAM 3132	\$1,046,000	01/09/2017
2	13 Willow Av MITCHAM 3132	\$990,000	16/09/2017
3	27 Good Governs St MITCHAM 3132	\$949,500	19/08/2017

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 2

Rooms:

Property Type: House

Land Size: 669 sqm approx

Agent Comments

Also includes study area which offers flexibility of space to meet needs of family.

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2017: \$1,070,000

Comparable Properties



19 Langford Av MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,046,000

Method: Sold Before Auction

Date: 01/09/2017

Rooms: -

Property Type: House (Res)



13 Willow Av MITCHAM 3132 (REI)

Agent Comments

3 1 -

Price: \$990,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 680 sqm approx



27 Good Governs St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$949,500

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House

Land Size: 604 sqm approx