

### 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

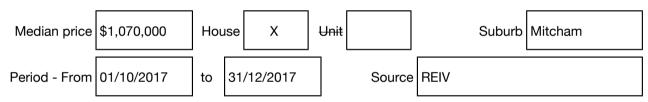
SS 12 Rupert Street, Mitcham Vic 3132 d le

#### 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



#### 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.

#### Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

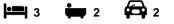
#### Generated: 23/01/2018 10:53

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Michael Gurry 0420 690 670 michael.gurry@noeljones.com.au





Rooms: Property Type: House Land Size: 669 sqm approx Agent Comments

**Indicative Selling Price** \$950,000 - \$1,045,000 **Median House Price** December guarter 2017: \$1,070,000

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

## **Comparable Properties**



19 Langford Av MITCHAM 3132 (REI) 3 2 2

Price: \$1,046,000 Method: Sold Before Auction Date: 01/09/2017 Rooms: -Property Type: House (Res)

Agent Comments

Agent Comments



13 Willow Av MITCHAM 3132 (REI)



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) **2** 

**9** 3 2 Agent Comments

Price: \$949,500 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: House Land Size: 604 sqm approx

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

#### Generated: 23/01/2018 10:53

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

