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

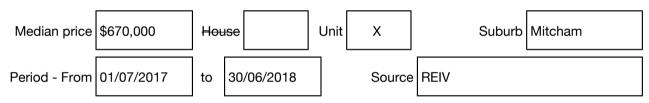
1/5-7 Casella Street, Mitcham Vic 3132

Indicative selling price

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

Range between	\$780,000	&	\$850,000	

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	117a Glenvale Rd DONVALE 3111	\$820,000	25/04/2018
2	3/445-447 Mitcham Rd MITCHAM 3132	\$820,000	11/08/2018
3	6/5-7 Casella St MITCHAM 3132	\$816,500	21/08/2018

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.

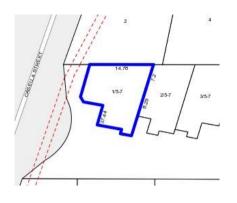
Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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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.







Rooms: Property Type: Townhouse Land Size: 233 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price Year ending June 2018: \$670,000

Comparable Properties



117a Glenvale Rd DONVALE 3111 (REI)



Price: \$820,000 Method: Private Sale Date: 25/04/2018 Rooms: 5 Property Type: Townhouse (Res)

Agent Comments

3/445-447 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$820,000 Method: Private Sale Date: 11/08/2018 Rooms: 5 Property Type: Townhouse (Single) Land Size: 293 sqm approx



6/5-7 Casella St MITCHAM 3132 (REI)



Agent Comments

Price: \$816,500 Method: Sold Before Auction Date: 21/08/2018 Rooms: 4 Property Type: Townhouse (Res)

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

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REIV 🗧 🗧 propertydata

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