

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$670,000

House

Unit

X

Suburb Mitcham

Period - From 01/07/2017

to

30/06/2018

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 | 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.



3 2 4

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)

Agent Comments

3 2 2

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



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

Agent Comments

3 2 2

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

3 2 2

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