

## 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

2/33 Cresswell Crescent, Mitcham Vic 3132

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$605,000

## Median sale price

Median price \$685,000

House

Unit

X

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	5/10 Quarry Rd MITCHAM 3132	\$600,000	09/12/2017
2	6/37 Cochrane St MITCHAM 3132	\$560,000	25/11/2017
3	8/61 Doncaster East Rd MITCHAM 3132	\$552,000	19/10/2017

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.



**Rooms:**  
**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median Unit Price**  
December quarter 2017: \$685,000

## Comparable Properties



**5/10 Quarry Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 3  
**Property Type:** Unit



**6/37 Cochrane St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 3  
**Property Type:** Unit



**8/61 Doncaster East Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$552,000  
**Method:** Private Sale  
**Date:** 19/10/2017  
**Rooms:** 3  
**Property Type:** Unit