# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 39 Creek Road, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,265,000									
Median sale price										
Median price	\$901,250	Pro	operty Type	Ηοι	ise		Suburb	Mitcham		
Period - From	01/07/2018	to	30/06/2019		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	14 Frances Av VERMONT 3133	\$1,290,000	26/03/2019
2	2 Weigela Ct FOREST HILL 3131	\$1,255,000	31/08/2019
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

24/09/2019 14:01









Property Type: House Land Size: 642.329 sqm approx Agent Comments Indicative Selling Price \$1,265,000 Median House Price Year ending June 2019: \$901,250

# **Comparable Properties**



14 Frances Av VERMONT 3133 (REI/VG)

Price: \$1,290,000 Method: Private Sale Date: 26/03/2019 Property Type: House Land Size: 1022 sqm approx Agent Comments

2 Weigela Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,255,000 Method: Auction Sale Date: 31/08/2019 Property Type: House (Res) Land Size: 617 sqm approx

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 - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



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.