

# 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

39 Creek Road, Mitcham Vic 3132

### Indicative selling price

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

Single price

\$1,265,000

### Median sale price

Median price

\$901,250

Property Type

House

Suburb

Mitcham

Period - From

01/07/2018

to

30/06/2019

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	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\* 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



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**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)**

**Agent Comments**

4   2   2

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

**2 Weigela Ct FOREST HILL 3131 (REI)**

**Agent Comments**

4   2   2

**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.