

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 Jacaranda Court, Mitcham Vic 3132

Indicative selling price

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

Single price

\$819,000

Median sale price

Median price

\$726,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/07/2019

to

30/06/2020

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	46 Madison Blvd MITCHAM 3132	\$830,000	17/04/2020
2	2/11 Stuart Cr NUNAWADING 3131	\$828,000	29/02/2020
3	2/97 Rooks Rd MITCHAM 3132	\$820,000	19/02/2020

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:

27/07/2020 11:26



3 2 1

Property Type: Townhouse (Res)

Land Size: 205 sqm approx

Agent Comments

Comparable Properties



46 Madison Blvd MITCHAM 3132 (REI/VG)

Agent Comments

3 2 1

Price: \$830,000

Method: Private Sale

Date: 17/04/2020

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 197 sqm approx



2/11 Stuart Cr NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$828,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Single)



2/97 Rooks Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 3 1

Price: \$820,000

Method: Private Sale

Date: 19/02/2020

Property Type: Townhouse (Single)