



Rooms: Property Type: Agent Comments Indicative Selling Price \$910,000 - \$1,000,000 Median House Price Year ending March 2017: \$956,000

## **Comparable Properties**

	58 Orient Av MITCHAM 3132 (REI) 3 1 1 1 1 Price: \$1,062,000 Method: Auction Sale Date: 03/12/2016 Rooms: 5 Property Type: House (Res) Land Size: 618 sqm	Agent Comments
Subtration Subtra	18 Fisher St FOREST HILL 3131 (REI) 3 2 4 Price: \$1,000,000 Method: Auction Sale Date: 11/02/2017 Rooms: 4 Property Type: House (Res) Land Size: 584 sqm	Agent Comments
	44 Wattle Valley Rd MITCHAM 3132 (REI) 3 1 1 1 Price: \$925,000 Method: Auction Sale Date: 19/11/2016 Rooms: 5 Property Type: House (Res) Land Size: 588 sqm	Agent Comments

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propertydata

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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.



### 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 2 Garden Avenue, Mitcham Vic 3132 Including suburb and postcode

#### Indicative selling price

Range betweer	\$910,000		&	\$1,000,000	
Median sale pi	rice				
Median price	\$956,000	House	х	Subur	b Mitcham
Period - From	01/04/2016	to 31/0	3/2017	Source RE	IV

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
58 Orient Av MITCHAM 3132	\$1,062,000	03/12/2016
18 Fisher St FOREST HILL 3131	\$1,000,000	11/02/2017
44 Wattle Valley Rd MITCHAM 3132	\$925,000	19/11/2016

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