

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	16 Chasta Crescent, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$910,000

Median sale price

Median price	\$903,250	Hou	use X	Unit		Suburb	Mitcham
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	27 Orient Av MITCHAM 3132	\$886,500	07/09/2018
2	32 Barbara St VERMONT 3133	\$886,000	30/06/2018
3	2 Heywood St RINGWOOD 3134	\$880,000	23/08/2018

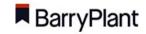
OR

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.



Account - Barry Plant | P: 03 9842 8888









Rooms

Property Type: House (Res) **Land Size:** 724 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$910,000 Median House Price September quarter 2018: \$903,250

Comparable Properties



27 Orient Av MITCHAM 3132 (REI/VG)

— 2





Price: \$886,500

Method: Sold Before Auction

Date: 07/09/2018

Rooms: 5

Property Type: House (Res) **Land Size:** 799 sqm approx

Agent Comments

32 Barbara St VERMONT 3133 (VG)

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a.

Price: \$886,000 Method: Sale Date: 30/06/2018 Rooms: -

Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments

2 Heywood St RINGWOOD 3134 (VG)









Price: \$880,000 Method: Sale Date: 23/08/2018

Rooms: -

Property Type: House (Res) Land Size: 664 sqm approx **Agent Comments**

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