

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

16 Chasta Crescent, Mitcham Vic 3132

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

House

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.

	Address 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.



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)

Agent Comments



Price: \$886,500
Method: Sold Before Auction
Date: 07/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 799 sqm approx

32 Barbara St VERMONT 3133 (VG)

Agent Comments



Price: \$886,000
Method: Sale
Date: 30/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 727 sqm approx



2 Heywood St RINGWOOD 3134 (VG)

Agent Comments



Price: \$880,000
Method: Sale
Date: 23/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx