

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

10 Delhi Street, Mitcham Vic 3132

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$809,000

Median sale price

Median price \$607,500

House

Unit

X

Suburb

Mitcham

Period - From 01/04/2018

to

30/06/2018

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	2/53 Quarry Rd MITCHAM 3132	\$841,200	04/07/2018
2	2/33 Shady Gr NUNAWADING 3131	\$835,000	19/05/2018
3	6/5-7 Casella St MITCHAM 3132	\$816,500	21/08/2018

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.



3 2 1

Rooms:
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$809,000
Median Unit Price
 June quarter 2018: \$607,500

Comparable Properties



2/53 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$841,200
Method: Private Sale
Date: 04/07/2018
Rooms: -
Property Type: Townhouse (Single)



2/33 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$835,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 160 sqm approx



6/5-7 Casella St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$816,500
Method: Sold Before Auction
Date: 21/08/2018
Rooms: 4
Property Type: Townhouse (Res)