

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

4 Sunshine Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,049,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb Mitcham

Period - From 01/10/2017

to

30/09/2018

Source REIV

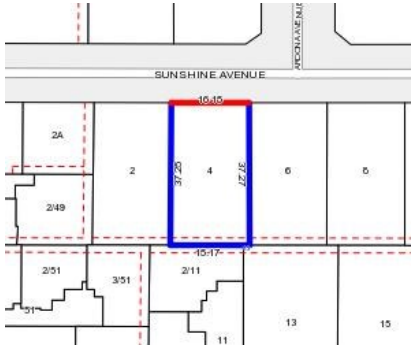
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



25 Alwyn St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,140,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 690 sqm approx



5 Haros Av NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 4

Property Type: House

Land Size: 622 sqm approx

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.