

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

57 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$830,000

House

X

Unit

Suburb

Mitcham

Period - From

01/01/2019

to

31/03/2019

Source

REIV

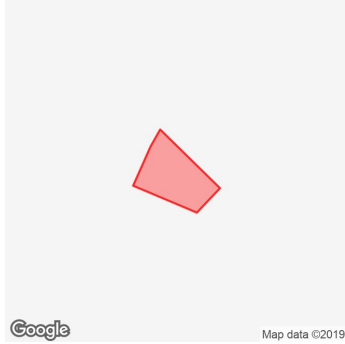
Comparable property sales (*Delete A or B below as applicable)

- 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	9 Vasey Gr DONVALE 3111	\$735,000	02/01/2019
2	63 Glenvale Rd DONVALE 3111	\$735,000	26/02/2019
3	34 Chippewa Av DONVALE 3111	\$701,500	11/05/2019

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 (Previously Occupied - Detached)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2019: \$830,000

Comparable Properties



9 Vasey Gr DONVALE 3111 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 02/01/2019

Rooms: 5

Property Type: House

Land Size: 724 sqm approx



63 Glenvale Rd DONVALE 3111 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 26/02/2019

Rooms: 5

Property Type: House (Res)

Land Size: 724 sqm approx

34 Chippewa Av DONVALE 3111 (REI)

Agent Comments



Price: \$701,500

Method: Auction Sale

Date: 11/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 832 sqm approx