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	6 Walter Street, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	ge between \$	\$1,000,000	&	\$1,100,000	
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Median sale price

Median price	\$1,050,000	Hou	ıse X	Unit		Suburb	Mitcham
Period - From	01/07/2017	to	30/09/2017		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	10 Austin St MITCHAM 3132	\$1,080,000	18/11/2017
2	22 Churinga Av MITCHAM 3132	\$1,080,000	06/07/2017
3	13 Highland Av MITCHAM 3132	\$1,080,000	17/08/2017

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.

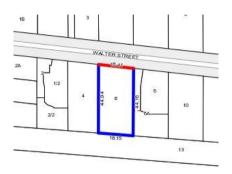
Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2017: \$1,050,000

Comparable Properties



10 Austin St MITCHAM 3132 (REI)





Price: \$1,080,000

Date: 18/11/2017 Rooms: 5

Method: Auction Sale

Property Type: House (Res) Land Size: 749 sqm approx

Agent Comments



22 Churinga Av MITCHAM 3132 (REI)





Price: \$1,080,000 Method: Private Sale Date: 06/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 889 sqm approx

Agent Comments



13 Highland Av MITCHAM 3132 (REI)



Price: \$1,080,000 Method: Private Sale Date: 17/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

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