

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

4/9 Mcghee Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$851,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/04/2021

to

30/06/2021

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	15 Cresswell Cr MITCHAM 3132	\$820,000	13/05/2021
2	3/6 Harrison St MITCHAM 3132	\$854,000	13/04/2021
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.

This Statement of Information was prepared on:

03/08/2021 11:40

4/9 Mcghee Avenue, Mitcham Vic 3132



PhilipWebb

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Indicative Selling Price

\$770,000 - \$840,000

Median Unit Price

June quarter 2021: \$851,000



Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



15 Cresswell Cr MITCHAM 3132 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 13/05/2021

Property Type: House (Res)

Land Size: 613 sqm approx



3/6 Harrison St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$854,000

Method: Auction Sale

Date: 13/04/2021

Property Type: Townhouse (Res)

Land Size: 140 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.

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.