

# 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

16 Wooddale Grove, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,025,000 Property Type House Suburb Mitcham

Period - From 01/10/2019 to 30/09/2020 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	20 Rotherwood Av MITCHAM 3132	\$1,300,000	29/08/2020
2	12 Fellows St MITCHAM 3132	\$1,290,000	27/10/2020
3	52 Chippewa Av DONVALE 3111	\$1,230,000	14/11/2020

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:

18/11/2020 15:48



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 3   
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**Property Type:** House (Res)

**Land Size:** 951 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending September 2020: \$1,025,000

## Comparable Properties



**20 Rotherwood Av MITCHAM 3132 (REI)**

Agent Comments

3   
 1   
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**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 29/08/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 1036 sqm approx



**12 Fellows St MITCHAM 3132 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 27/10/2020

**Property Type:** House

**Land Size:** 446 sqm approx



**52 Chippewa Av DONVALE 3111 (REI)**

Agent Comments

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**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 14/11/2020

**Property Type:** House

**Land Size:** 820 sqm approx