

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

1/4 Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$784,000 Property Type Unit Suburb Mitcham

Period - From 01/07/2020 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	1/36 Mcculloch St NUNAWADING 3131	\$775,000	28/04/2020
2	2/6 Denman St MITCHAM 3132	\$760,000	02/07/2020
3	1/3 Mcghee Av MITCHAM 3132	\$685,500	30/07/2020

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:

27/10/2020 19:35



Property Type: Unit

Land Size: 264 sqm approx

Agent Comments

Comparable Properties



1/36 Mcculloch St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 28/04/2020

Rooms: 3

Property Type: Unit

Land Size: 251 sqm approx



2/6 Denman St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 02/07/2020

Rooms: 4

Property Type: Unit

Land Size: 172 sqm approx



1/3 MCGHEE Av MITCHAM 3132 (REI)

Agent Comments



Price: \$685,500

Method: Auction Sale

Date: 30/07/2020

Rooms: 3

Property Type: Unit

Land Size: 336 sqm approx