

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

31 Ashburton Drive, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,099,000

Median sale price

Median price

\$1,015,000

Property Type

House

Suburb

Mitcham

Period - From

27/07/2019

to

26/07/2020

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.

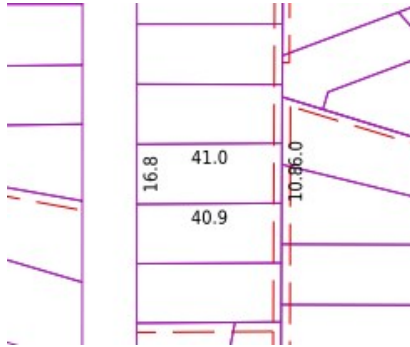
	Address of comparable property	Price	Date of sale
1	27 Culwell Av MITCHAM 3132	\$1,120,000	27/03/2020
2	25 Hedge End Rd MITCHAM 3132	\$1,080,000	25/03/2020
3	31 Victoria Av MITCHAM 3132	\$1,001,000	20/06/2020

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:

27/07/2020 12:19



4 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$1,099,000

Median House Price

27/07/2019 - 26/07/2020: \$1,015,000

Comparable Properties



27 Culwell Av MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,120,000

Method: Private Sale

Date: 27/03/2020

Rooms: 5

Property Type: House

Land Size: 693 sqm approx



25 Hedge End Rd MITCHAM 3132 (REI)

Agent Comments

3 3 3

Price: \$1,080,000

Method: Private Sale

Date: 25/03/2020

Rooms: 6

Property Type: House (Res)

Land Size: 635 sqm approx



31 Victoria Av MITCHAM 3132 (REI)

Agent Comments

3 1 -

Price: \$1,001,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 5

Property Type: House (Res)

Land Size: 695 sqm approx