# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

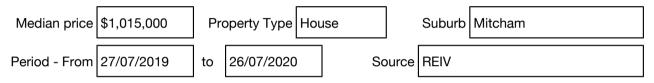
Address 31 Ashburton Drive, Mitcham Vic 3132

# Indicative selling price

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

Single price \$1,099,000

#### Median sale price



## 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

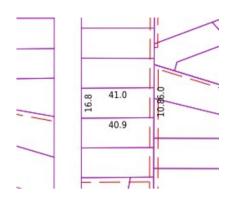
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/07/2020 12:19









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)<br>4 2 2 2<br>Price: \$1,120,000<br>Method: Private Sale<br>Date: 27/03/2020<br>Rooms: 5<br>Property Type: House<br>Land Size: 693 sqm approx   | Agent Comments |
|--|----------------|
| 25 Hedge End Rd MITCHAM 3132 (REI)<br>25 Hedge End Rd MITCHAM 3132 (REI)<br>25 Hedge End Rd MITCHAM 3132 (REI)<br>26 House (REI)<br>27 House (Res)<br>27 House (Res)<br>28 House (Res)<br>29 House (Res)<br>29 House (Res)<br>20 | Agent Comments |
| 31 Victoria Av MITCHAM 3132 (REI)<br>→ 3 → 1 → -<br>Price: \$1,001,000<br>Method: Auction Sale<br>Date: 20/06/2020<br>Rooms: 5<br>Property Type: House (Res)<br>Land Size: 695 sqm approx  | Agent Comments |

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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.