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

2/97 Rooks Road, Mitcham Vic 3132

Indicative selling price

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

Single price | $835,000

Median sale price

Median price | $735,000   Property Type | Unit   Suburb | Mitcham

Period - From | 01/07/2019   to   30/09/2019   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	5/385 Mitcham Rd MITCHAM 3132	$855,000	02/11/2019
2	18/520 Mitcham Rd MITCHAM 3132	$838,000	20/11/2019
3	6/26 Harrison St MITCHAM 3132	$790,000	23/11/2019

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: 14/01/2020 17:44

CONSUMER AFFAIRS VICTORIA

Jellis Craig

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Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$835,000
Median Unit Price
September quarter 2019: $735,000

Comparable Properties

5/385 Mitcham Rd MITCHAM 3132 (REI/VG)

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Price: $855,000
Method: Auction Sale
Date: 02/11/2019
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Agent Comments

18/520 Mitcham Rd MITCHAM 3132 (VG)

🛏 3   🛁 -   🚗 -

Price: $838,000
Method: Sale
Date: 20/11/2019
Property Type: Flat/Unit/Apartment (Res)
Land Size: 218 sqm approx

Agent Comments

6/26 Harrison St MITCHAM 3132 (REI)

🛏 3   🛁 1   🚗 2

Price: $790,000
Method: Auction Sale
Date: 23/11/2019
Property Type: Unit
Land Size: 379 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777

REIV   propertydata.com.au