



PhilipWebb

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## 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

60 Purches Street, 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

\$720,000

&

\$780,000

#### Median sale price

Median price

\$830,000

House

X

Unit

Suburb

Mitcham

Period - From

01/01/2019

to

31/03/2019

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	21 Mcdowall St MITCHAM 3132	\$788,000	30/03/2019
2	83 Maidstone St RINGWOOD 3134	\$750,888	02/03/2019
3	8 Stanhope Ct RINGWOOD 3134	\$750,000	27/11/2018

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.



**Rooms:** 6

**Property Type:** House

**Land Size:** 567 sqm approx

Agent Comments

**Indicative Selling Price**

\$720,000 - \$780,000

**Median House Price**

March quarter 2019: \$830,000

## Comparable Properties



**21 Mcdowall St MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$788,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 4

**Property Type:** House (Res)



**83 Maidstone St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$750,888

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



**8 Stanhope Ct RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 27/11/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 607 sqm approx