

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 21 Good Governs Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,050,000 House X Unit Suburb Mitcham

Period - From 01/07/2017 to 30/09/2017 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	4 Lee Ct HEATHMONT 3135	\$1,000,000	19/08/2017
2	13 Willow Av MITCHAM 3132	\$990,000	16/09/2017
3	27 Good Governs St MITCHAM 3132	\$949,500	19/08/2017

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,020,000
Median House Price
 September quarter 2017: \$1,050,000

Comparable Properties



4 Lee Ct HEATHMONT 3135 (REI)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 7
Property Type: House (Res)
Land Size: 715 sqm approx



13 Willow Av MITCHAM 3132 (REI)

Agent Comments

3 1 -

Price: \$990,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 680 sqm approx



27 Good Governs St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$949,500
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House
Land Size: 604 sqm approx