#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,015,500

### Property offered for sale

Trenham Court, Mitcham Vic 3132
3

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

57 Orient Av MITCHAM 3132

Median price	\$1,025,000	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/07/2019	to	30/06/2020		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	66 Cochrane St MITCHAM 3132	\$1,045,000	19/02/2020

#### 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:	30/07/2020 14:44



15/02/2020



Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** Year ending June 2020: \$1,025,000



Property Type: House Land Size: 650 sqm approx **Agent Comments** 

## Comparable Properties



27 Culwell Av MITCHAM 3132 (REI/VG)



Price: \$1,120,000 Method: Private Sale Date: 27/03/2020 Rooms: 5

Property Type: House Land Size: 693 sqm approx

66 Cochrane St MITCHAM 3132 (REI/VG)

3





Price: \$1,045,000

Method: Sold Before Auction

Date: 19/02/2020 Rooms: 5

Property Type: House (Res) Land Size: 695 sqm approx

57 Orient Av MITCHAM 3132 (REI/VG)







Price: \$1,015,500 Method: Auction Sale Date: 15/02/2020

Property Type: House (Res) Land Size: 600 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





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.

**Agent Comments** 

Agent Comments

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