

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

6 Trenham Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,025,000

Property 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.

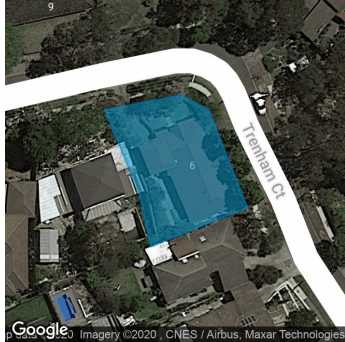
	Address of comparable property	Price	Date of sale
1	27 Culwell Av MITCHAM 3132	\$1,120,000	27/03/2020
2	66 Cochrane St MITCHAM 3132	\$1,045,000	19/02/2020
3	57 Orient Av MITCHAM 3132	\$1,015,500	15/02/2020

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



Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



27 Culwell Av MITCHAM 3132 (REI/VG)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$1,015,500

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 600 sqm approx