

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

5/50 Creek Road, Mitcham Vic 3132

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,000,000

House

X

Unit

Suburb Mitcham

Period - From 01/04/2018

to

30/06/2018

Source REIV

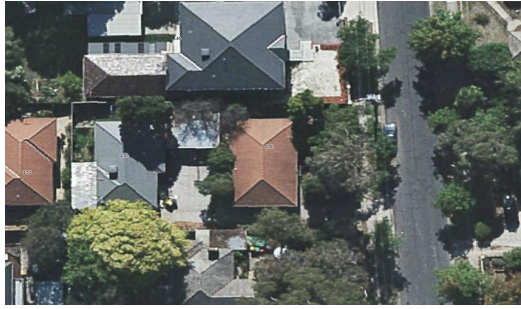
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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  2  1

Rooms:
Property Type: House
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 June quarter 2018: \$1,000,000

Comparable Properties



5/35 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 31/03/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

2/13 Grey St VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$803,728
Method: Sold Before Auction
Date: 14/07/2018
Rooms: -
Property Type: Unit
Land Size: 306 sqm approx

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.