

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

10 Alexander Street, Mitcham Vic 3132

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,046,000

House

X

Unit

Suburb Mitcham

Period - From 01/10/2016

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	16 Mountfield Rd MITCHAM 3132	\$1,105,000	16/09/2017
2	2 Garden Av MITCHAM 3132	\$1,070,000	20/05/2017
3	32 Reserve Av MITCHAM 3132	\$950,000	05/08/2017

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 1

Rooms:
Property Type:
Land Size: 666 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending September 2017: \$1,046,000

Comparable Properties



16 Mountfield Rd MITCHAM 3132 (REI)

Agent Comments

3 1 3

Price: \$1,105,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 613 sqm approx



2 Garden Av MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,070,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 624 sqm approx



32 Reserve Av MITCHAM 3132 (REI)

Agent Comments

2 1 2

Price: \$950,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 632 sqm approx