

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 Prince Edward Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$1,490,000

Median sale price

Median price \$1,070,000

House

X

Unit

Suburb Mitcham

Period - From 01/10/2017

to

31/12/2017

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	13 Nymph St MITCHAM 3132	\$1,510,000	06/03/2018
2	12 Sunshine Av MITCHAM 3132	\$1,460,000	02/12/2017
3	67 Cochrane St MITCHAM 3132	\$1,450,000	15/01/2018

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 1100 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000

Median House Price

December quarter 2017: \$1,070,000

Comparable Properties



13 Nymph St MITCHAM 3132 (REI)

Agent Comments

4 2 6

Price: \$1,510,000

Method: Private Sale

Date: 06/03/2018

Rooms: 8

Property Type: House (Res)

Land Size: 706 sqm approx



12 Sunshine Av MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,460,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 8

Property Type: House (Res)

Land Size: 603 sqm approx



67 Cochrane St MITCHAM 3132 (REI)

Agent Comments

4 2 3

Price: \$1,450,000

Method: Private Sale

Date: 15/01/2018

Rooms: 6

Property Type: House (Res)

Land Size: 729 sqm approx