

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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