

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

1/13 Garden Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$784,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2020

to 30/09/2020

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.

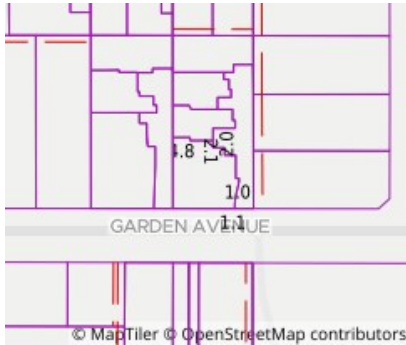
	Address of comparable property	Price	Date of sale
1	2/33-35 Deep Creek Rd MITCHAM 3132	\$850,000	22/07/2020
2	3/8 Bruce St MITCHAM 3132	\$840,850	18/06/2020
3	1 Jacaranda Ct MITCHAM 3132	\$808,000	27/07/2020

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:

22/10/2020 09:41



Property Type: House (Res)

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

September quarter 2020: \$784,000

Comparable Properties



2/33-35 Deep Creek Rd MITCHAM 3132 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 22/07/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/8 Bruce St MITCHAM 3132 (REI)

Agent Comments



Price: \$840,850

Method: Private Sale

Date: 18/06/2020

Property Type: Townhouse (Single)
Land Size: 206 sqm approx



1 Jacaranda Ct MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$808,000

Method: Private Sale

Date: 27/07/2020

Rooms: 6

Property Type: Townhouse (Res)
Land Size: 205 sqm approx