

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

3 Burnett Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$929,000

Median sale price

Median price

\$1,096,250

Property Type

House

Suburb

Mitcham

Period - From

01/01/2020

to

31/03/2020

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	46 Doncaster East Rd MITCHAM 3132	\$962,000	30/11/2019
2	33 Harrison St MITCHAM 3132	\$949,000	01/04/2020
3	1/2 Lake Av MITCHAM 3132	\$940,000	14/03/2020

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:

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3 1 0

Property Type: House
Land Size: 427 sqm approx
Agent Comments

Indicative Selling Price
\$929,000
Median House Price
March quarter 2020: \$1,096,250

Comparable Properties



46 Doncaster East Rd MITCHAM 3132 (REI/VG) **Agent Comments**

3 1 1

Price: \$962,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 404 sqm approx



33 Harrison St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$949,000
Method: Private Sale
Date: 01/04/2020
Property Type: House
Land Size: 489 sqm approx



1/2 Lake Av MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$940,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Unit