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	15 Panel Street, Mitcham Vic 3132

Indicative selling price

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

Range between $1,050,000 & $1,155,000

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	55 Burnett St MITCHAM 3132	$1,120,000	06/09/2017
2	26 Sharrow Rd MITCHAM 3132	$1,111,000	04/11/2017
3	10 Austin St MITCHAM 3132	$1,080,000	18/11/2017

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.~~

15 Panel Street, Mitcham Vic 3132

🛏 4   🛁 2   🚗 2

Rooms: 7
Property Type: House
Land Size: 656.211 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,155,000
Median House Price
December quarter 2017: $1,070,000

Comparable Properties

55 Burnett St MITCHAM 3132 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,120,000
Method: Sold Before Auction
Date: 06/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 981 sqm approx

Agent Comments

26 Sharrow Rd MITCHAM 3132 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,111,000
Method: Auction Sale
Date: 04/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

10 Austin St MITCHAM 3132 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,080,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 749 sqm approx

Agent Comments