

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

3/16 Harrison Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$685,000

House

Unit

X

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	2/37 Harrison St MITCHAM 3132	\$840,000	22/11/2017
2	2/16 Rotherwood Av MITCHAM 3132	\$830,000	18/11/2017
3	3/7-11 Moresby St MITCHAM 3132	\$750,000	13/02/2018

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.



3 1 2

Rooms:
Property Type: Unit
Land Size: 236 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
December quarter 2017: \$685,000

Comparable Properties



2/37 Harrison St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$840,000
Method: Private Sale
Date: 22/11/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 197 sqm approx



2/16 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Unit



3/7-11 Moresby St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$750,000
Method: Sold Before Auction
Date: 13/02/2018
Rooms: 4
Property Type: Unit
Land Size: 194 sqm approx