

## 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

1/5 Mcghee Avenue, Mitcham Vic 3132

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&amp;

\$690,000

## 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	4/5 Coppin CI MITCHAM 3132	\$651,000	23/08/2017
2	2/16 Percy St MITCHAM 3132	\$649,000	04/12/2017
3	12/494-498 Mitcham Rd MITCHAM 3132	\$645,000	23/09/2017

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.

1/5 Mcghee Avenue, Mitcham Vic 3132

Noel Jones

Ingrid Ward

9837 4444

0448 300 764

ingrid.ward@noeljones.com.au

**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

December quarter 2017: \$685,000



2 1 1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 266 sqm approx

**Agent Comments**

## Comparable Properties



**4/5 Coppin CI MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$651,000

**Method:** Sold Before Auction

**Date:** 23/08/2017

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 256 sqm approx



**2/16 Percy St MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$649,000

**Method:** Private Sale

**Date:** 04/12/2017

**Rooms:** 3

**Property Type:** Unit



**12/494-498 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** Unit