

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

41 Venice Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,046,000

House

X

Unit

Suburb Mitcham

Period - From 01/10/2016

to

30/09/2017

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	13 Willow Av MITCHAM 3132	\$990,000	16/09/2017
2	3 Deakin St MITCHAM 3132	\$966,000	05/08/2017
3	11 Wattle Valley Rd MITCHAM 3132	\$900,100	16/05/2017

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.~~



3
 1
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Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2017: \$1,046,000

Comparable Properties



13 Willow Av MITCHAM 3132 (REI)

Agent Comments

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Price: \$990,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 680 sqm approx



3 Deakin St MITCHAM 3132 (REI)

Agent Comments

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Price: \$966,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 446 sqm approx



11 Wattle Valley Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$900,100

Method: Auction Sale

Date: 16/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 586 sqm approx