

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

3/7-11 Moresby Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$711,000

House

Unit

X

Suburb

Mitcham

Period - From 01/07/2017

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	2/8 Coppin CI MITCHAM 3132	\$721,000	28/10/2017
2	3/21 Mcghee Av MITCHAM 3132	\$715,000	01/07/2017
3	1/15 Kauri Ct MITCHAM 3132	\$711,000	26/08/2017

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.

3/7-11 Moresby Street, Mitcham Vic 3132

Noel Jones

Tynan Carr

9837 4444

0423 466 695

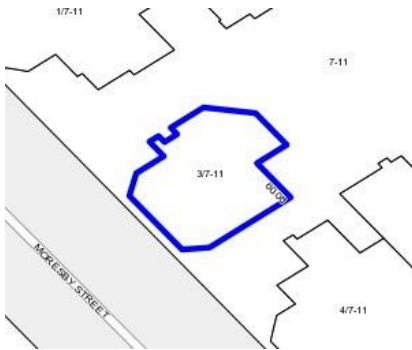
tynan.carr@noeljones.com.au

Indicative Selling Price

\$680,000 - \$748,000

Median Unit Price

September quarter 2017: \$711,000



 3  1  2

Rooms: 4

Property Type: Unit

Land Size: 195 sqm approx

Agent Comments

Comparable Properties



2/8 Coppin CI MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$721,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 7

Property Type: Unit



3/21 Mcghee Av MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$715,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: Townhouse (Res)



1/15 Kauri Ct MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$711,000

Method: Private Sale

Date: 26/08/2017

Rooms: -

Property Type: Unit