

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

8a Quarry Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Mitcham

Period - From 01/07/2019

to 30/06/2020

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	2/447 Springfield Rd MITCHAM 3132	\$915,000	15/08/2020
2	8 Brunswick Rd MITCHAM 3132	\$856,000	08/08/2020
3	7 Maple Gr MITCHAM 3132	\$845,000	06/08/2020

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.~~

This Statement of Information was prepared on:

07/10/2020 07:04

8a Quarry Road, Mitcham Vic 3132

**Jellis
Craig**

Stephen Le Get

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stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2020: \$1,025,000



 4  2  2

Property Type: House

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



2/447 Springfield Rd MITCHAM 3132 (REI)

Agent Comments

 3  3  2

Price: \$915,000

Method: Private Sale

Date: 15/08/2020

Property Type: Townhouse (Res)

Land Size: 210 sqm approx



8 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$856,000

Method: Auction Sale

Date: 08/08/2020

Rooms: 4

Property Type: House (Res)

Land Size: 475 sqm approx



7 Maple Gr MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$845,000

Method: Sold Before Auction

Date: 06/08/2020

Property Type: House (Res)

Land Size: 240 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.