

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	10 Austin St MITCHAM 3132	\$1,080,000	18/11/2017
2	13 Highland Av MITCHAM 3132	\$1,080,000	17/08/2017
3	62 Brunswick Rd MITCHAM 3132	\$1,067,000	28/10/2017

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 2 2

Rooms:
Property Type: House (Res)
Land Size: 679 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 September quarter 2017: \$1,050,000

Comparable Properties



10 Austin St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,080,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 749 sqm approx



13 Highland Av MITCHAM 3132 (REI)

Agent Comments

4 2 -

Price: \$1,080,000
Method: Private Sale
Date: 17/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx



62 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,067,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 662 sqm approx