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**Rooms:**  
**Property Type:**  
**Land Size:** 673 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 June quarter 2017: \$1,039,000

## Comparable Properties



8 Tourello St MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 15/07/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx



2 Valency Ct MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx



29 Fuller St MITCHAM 3132 (REI)

Agent Comments

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**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx

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 37 Purches Street, 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 \$950,000 & \$1,045,000

**Median sale price**

Median price \$1,039,000 House X Suburb Mitcham  
 Period - From 01/04/2017 to 30/06/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Tourello St MITCHAM 3132	\$970,000	15/07/2017
2 Valency Ct MITCHAM 3132	\$965,000	24/06/2017
29 Fuller St MITCHAM 3132	\$950,000	01/07/2017