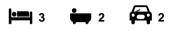
27 Good Governs Street, Mitcham Vic 3132

## McGrath





Rooms: Property Type: House Land Size: 604 sqm approx Agent Comments Aaron McDonald 03 9877 1277 0402 145 395 aaronmcdonald@mcgrath.com.au

> Indicative Selling Price \$790,000 - \$869,000 Median House Price Year ending June 2017: \$984,000

### **Comparable Properties**

24 Moresby St MITCHAM 3132 (REI) 3 2 3 3 Price: \$885,000 Method: Auction Sale Date: 08/07/2017 Rooms: 6 Property Type: House (Res) Land Size: 635 sqm approx	Agent Comments
7 Christine Ct HEATHMONT 3135 (REI)   Image: 1 Image: 2   Price: \$850,000   Method: Auction Sale   Date: 03/06/2017   Rooms: 5   Property Type: House (Res)	Agent Comments
142 Wantirna Rd RINGWOOD 3134 (REI)   Image: 1 3 Image: 2 Image: -   Price: \$815,000   Method: Sold Before Auction   Date: 01/03/2017   Rooms: 5   Property Type: House   Land Size: 687 sqm approx	Agent Comments

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propertydata

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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.





#### 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
\$790,000
&
\$869,000

Median sale price

<

#### **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
24 Moresby St MITCHAM 3132	\$885,000	08/07/2017
7 Christine Ct HEATHMONT 3135	\$850,000	03/06/2017
142 Wantirna Rd RINGWOOD 3134	\$815,000	01/03/2017

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