2/32-36 Heatherdale Road, Mitcham Vic 3132



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1 3 **D** 1

Indicative Selling Price \$620,000 - \$680,000 **Median Unit Price** March guarter 2017: \$731,500

Michael Gurry 0420 690 670





Land Size: 237 sqm Agent Comments

Comparable Properties



1 2 Price: \$670,000 Method: Sold Before Auction Date: 18/05/2017 Rooms: 4 Property Type: Unit

2/1 Rupert St MITCHAM 3132 (REI)

Agent Comments



1/16 Percy St MITCHAM 3132 (REI)



Price: \$642,500 Method: Private Sale Date: 05/05/2017 Rooms: 3 Property Type: Unit

Land Size: 174 sqm



2/760 Whitehorse Rd MITCHAM 3132 (REI)



Price: \$602,000 Method: Auction Sale Date: 11/02/2017 Rooms: 4

Property Type: Unit Land Size: 269 sqm

2

Agent Comments

Agent Comments

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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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

2/32-36 Heatherdale Road, Mitcham Vic 3132

Indicative selling price

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

Range betweer	\$620,000			&	\$680,000			
Median sale pr	ice							
Median price	\$731,500		Unit	х	Sub	urb	Mitcham	
Period - From	01/01/2017	to	31/03/2017		Source F	REIV	IV	

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
2/1 Rupert St MITCHAM 3132	\$670,000	18/05/2017
1/16 Percy St MITCHAM 3132	\$642,500	05/05/2017
2/760 Whitehorse Rd MITCHAM 3132	\$602,000	11/02/2017

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