



3 1 1

**Rooms:**  
**Property Type:** Townhouse  
**Land Size:** 237 sqm  
**Agent Comments**

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

## Comparable Properties



2/1 Rupert St MITCHAM 3132 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$670,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 174 sqm



1/16 Percy St MITCHAM 3132 (REI)

[Agent Comments](#)

2 1 1

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



2/760 Whitehorse Rd MITCHAM 3132 (REI)

[Agent Comments](#)

2 1 2

**Price:** \$602,000  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 269 sqm

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

#### Median sale price

Median price: \$731,500 Unit: X Suburb: Mitcham

Period - From: 01/01/2017 to: 31/03/2017 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 |
|----------------------------------|-----------|--------------|
| 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   |