

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 4/6-10 Creek Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$607,500 House Unit X Suburb Mitcham

Period - From 01/04/2018 to 30/06/2018 Source REIV

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	1/61 Doncaster East Rd MITCHAM 3132	\$545,000	28/07/2018
2	1/7 Hedge End Rd MITCHAM 3132	\$520,500	29/05/2018
3	2/20 James Av MITCHAM 3132	\$499,000	16/07/2018

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.

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Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 90 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
June quarter 2018: \$607,500

Comparable Properties

1/61 Doncaster East Rd MITCHAM 3132 (REI) **Agent Comments**

2 1 -

Price: \$545,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 3
Property Type: Unit
Land Size: 77 sqm approx



1/7 Hedge End Rd MITCHAM 3132 (REI) **Agent Comments**

2 1 1

Price: \$520,500
Method: Sold Before Auction
Date: 29/05/2018
Rooms: 6
Property Type: Unit



2/20 James Av MITCHAM 3132 (REI) **Agent Comments**

2 1 1

Price: \$499,000
Method: Private Sale
Date: 16/07/2018
Rooms: 3
Property Type: Unit
Land Size: 330 sqm approx