



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$630,000 - \$693,000  
**Median House Price**  
 Year ending March 2017: \$956,000

## Comparable Properties



**2/1 Scott St MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 27/04/2017  
**Rooms:** 3  
**Property Type:** Villa



**3/3 Halls Pde MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 195 sqm approx



**2/1 Rupert St MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 174 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: 1B Irvine 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 \$630,000 & \$693,000

#### Median sale price

Median price: \$956,000 House: X Suburb: Mitcham  
 Period - From: 01/04/2016 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 Scott St MITCHAM 3132	\$690,000	27/04/2017
3/3 Halls Pde MITCHAM 3132	\$675,000	18/03/2017
2/1 Rupert St MITCHAM 3132	\$670,000	18/05/2017