



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



362 MITCHAM ROAD, MITCHAM, VIC 3132

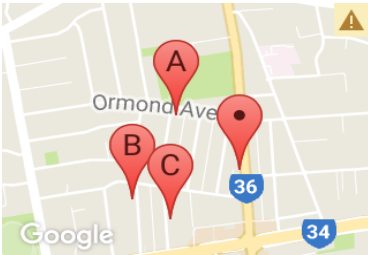
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Indicative Selling Price

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

Single Price: **\$830,000**

MEDIAN SALE PRICE



MITCHAM, VIC, 3132

Suburb Median Sale Price (House)

\$1,014,500

01 April 2017 to 30 September 2017

Provided by:

COMPARABLE PROPERTIES

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.



3 DEAKIN ST, MITCHAM, VIC 3132

3 1 1

Sale Price

***\$966,000**

Sale Date: 05/08/2017

Distance from Property: 283m



8 PEEL ST, MITCHAM, VIC 3132

3 1 1

Sale Price

***\$1,095,000**

Sale Date: 08/07/2017

Distance from Property: 367m



11 ALBERT ST, MITCHAM, VIC 3132

3 1 1

Sale Price

\$911,000

Sale Date: 06/05/2017

Distance from Property: 286m



This report has been compiled on 13/10/2017 by Michael Sandhu. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

362 MITCHAM ROAD, MITCHAM, VIC 3132

Indicative selling price

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

Single Price: \$830,000

Median sale price

Median price \$1,014,500

House

Unit

Suburb

MITCHAM

Period 01 April 2017 to 30 September 2017

Source



Comparable property sales

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
3 DEAKIN ST, MITCHAM, VIC 3132	*\$966,000	05/08/2017
8 PEEL ST, MITCHAM, VIC 3132	*\$1,095,000	08/07/2017
11 ALBERT ST, MITCHAM, VIC 3132	\$911,000	06/05/2017