

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	13 Mountfield Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,070,000	Hou	ıse X	Unit		Suburb	Mitcham
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	27 Greenglade Ct BLACKBURN NORTH 3130	\$1,165,000	27/04/2018
2	23 Dalmor Av MITCHAM 3132	\$1,100,000	24/03/2018
3	16 Greenglade Ct BLACKBURN NORTH 3130	\$1,008,000	05/05/2018

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.

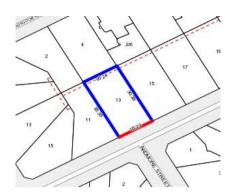
Account - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700





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Rooms:

Property Type: House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending March 2018: \$1,070,000

Comparable Properties



27 Greenglade Ct BLACKBURN NORTH 3130

(REI)

Price: \$1,165,000

Method: Sold Before Auction

Date: 27/04/2018

Rooms: 9

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



23 Dalmor Av MITCHAM 3132 (REI)



Price: \$1,100,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res) Land Size: 678 sqm approx

16 Greenglade Ct BLACKBURN NORTH 3130

(REI)

Price: \$1,008,000 Method: Auction Sale Date: 05/05/2018

Rooms: 7

Property Type: House Land Size: 537 sqm approx

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