

## 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 13 Mountfield 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 \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$1,070,000 House  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.

	Address 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.



6   3   2

**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**   Agent Comments  
 (REI)

5   2   1

**Price:** \$1,165,000  
**Method:** Sold Before Auction  
**Date:** 27/04/2018  
**Rooms:** 9  
**Property Type:** House (Res)



**23 Dalmor Av MITCHAM 3132 (REI)**   Agent Comments

5   3   1

**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**   Agent Comments  
 (REI)

4   2   1

**Price:** \$1,008,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 537 sqm approx