

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

19 Garden Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,128,500 Property Type House Suburb Mitcham

Period - From 01/10/2019 to 31/12/2019 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	35 Edgerton Rd MITCHAM 3132	\$1,137,000	26/10/2019
2	16 Dunlavin Rd NUNAWADING 3131	\$1,055,000	07/12/2019
3	47 Casella St MITCHAM 3132	\$1,054,000	24/12/2019

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.~~

This Statement of Information was prepared on:

31/01/2020 14:08



Property Type:

Agent Comments

Comparable Properties



35 Edgerton Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,137,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 889 sqm approx



16 Dunlavin Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 608 sqm approx



47 Casella St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,054,000

Method: Private Sale

Date: 24/12/2019

Property Type: House

Land Size: 651 sqm approx