

# 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

260 Mitcham 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 \$900,000 & \$990,000

### Median sale price

Median price \$942,000 Property Type House Suburb Mitcham

Period - From 01/07/2019 to 30/09/2019 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	17 Venice Av MITCHAM 3132	\$955,500	14/09/2019
2	35 Sunnyside Av NUNAWADING 3131	\$943,000	10/09/2019
3	7 Basingstoke Rd MITCHAM 3132	\$925,000	31/08/2019

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:

11/11/2019 16:24



 3    2    1

**Property Type:** House  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
September quarter 2019: \$942,000

## Comparable Properties



17 Venice Av MITCHAM 3132 (REI)

**Agent Comments**

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**Price:** \$955,500  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Rooms:** 4  
**Property Type:** House (Res)

35 Sunnyside Av NUNAWADING 3131 (REI)

**Agent Comments**

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**Price:** \$943,000  
**Method:** Sold Before Auction  
**Date:** 10/09/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx



7 Basingstoke Rd MITCHAM 3132 (REI/VG)

**Agent Comments**

 3    1    2

**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx