

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

1 Basingstoke Road Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

*House

X

*Unit

Suburb

Mitcham

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

41 Ormond Avenue Mitcham VIC 3132	\$985,000	06-Apr-19
27 Ashburton Drive Mitcham VIC 3132	\$899,000	18-May-19
74 Tunstall Road Donvale VIC 3111	\$988,000	13-Feb-19

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 6 months.~~

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41 Ormond Avenue Mitcham VIC 3132

4 2 2

Sold Price

^{RS}

\$985,000

Sold Date

06-Apr-19

Distance

0.6km



27 Ashburton Drive Mitcham VIC 3132

4 2 2

Sold Price

^{RS}

\$899,000

Sold Date

18-May-19

Distance

1.65km



74 Tunstall Road Donvale VIC 3111

3 1 2

Sold Price

\$988,000

Sold Date

13-Feb-19

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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