# 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

2A Quarry Road, Mitcham Vic 3132

#### Indicative selling price

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

Single price \$599,000

#### Median sale price\*

Median price	Hous	e	Unit		Suburb	Mitcham
Period - From	to			Source		

#### 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 sixmonths 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		
2		
3		

OR

**B**<sup>\*</sup> 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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 2A Quarry Road, Mitcham Vic 3132





Rooms: Property Type: Land Land Size: 321 Sqm Approx sqm Agent Comments 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

> Indicative Selling Price \$599,000 No median price available

**Daniel Bullen** 

## **Comparable Properties**



43a Mcculloch St NUNAWADING 3131 (REI)



Price: \$595,000 Method: Sold Before Auction Date: 14/05/2018 Rooms: -Property Type: Land (Res) Land Size: 378 sqm approx Agent Comments

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.

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