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

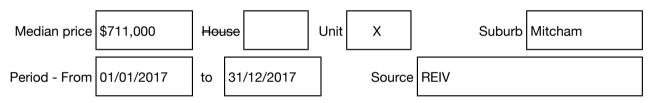
s 2/16 Walker Avenue, Mitcham Vic 3132 d e

Indicative selling price

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

 Range between
 \$980,000
 &
 \$1,070,000

Median sale price



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	1/22 Walker Av MITCHAM 3132	\$1,075,000	16/12/2017
2	1/34 Carween Av MITCHAM 3132	\$1,070,000	02/12/2017
3	10a Alexander St MITCHAM 3132	\$1,050,000	17/02/2018

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.

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062

Generated: 28/03/2018 15:28

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.











Rooms: Property Type: Flat Land Size: 363.331 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,070,000 Median Unit Price Year ending December 2017: \$711,000

Comparable Properties

1/22 Walker Av MITCHAM 3132 (REI) 3 2 2 2 Price: \$1,075,000 Method: Auction Sale Date: 16/12/2017 Rooms: 4 Property Type: Unit Land Size: 364 sqm approx	Agent Comments
1/34 Carween Av MITCHAM 3132 (REI) 3 2 1 Price: \$1,070,000 Method: Auction Sale Date: 02/12/2017 Rooms: 8 Property Type: House (Res) Land Size: 500 sqm approx	Agent Comments
10a Alexander St MITCHAM 3132 (REI) 10a Alexander St MITCHAM 3132 (REI) 10a Alexander St MITCHAM 3132 (REI) 2 Price: \$1,050,000 Method: Auction Sale Date: 17/02/2018 Rooms: - Property Type: House (Res) Land Size: 658 sqm approx	Agent Comments

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062

propertydata

Generated: 28/03/2018 15:28

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.

