

## 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 2/16 Walker Avenue, 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 \$980,000 & \$1,070,000

#### Median sale price

Median price \$711,000 House Unit X Suburb Mitcham

Period - From 01/01/2017 to 31/12/2017 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	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.



3   2   2

**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)

Agent Comments

3   2   2

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 364 sqm approx



1/34 Carween Av MITCHAM 3132 (REI)

Agent Comments

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



10a Alexander St MITCHAM 3132 (REI)

Agent Comments

3   1   2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx