

## 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

16 Wooddale Grove, 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

\$1,150,000

&

\$1,220,000

#### Median sale price

Median price

\$1,090,500

House

X

Unit

Suburb

Mitcham

Period - From

01/01/2018

to

31/03/2018

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	41 Quarry Rd MITCHAM 3132	\$1,220,000	27/11/2017
2	4 Mckeon Rd MITCHAM 3132	\$1,200,000	21/12/2017
3	6 Walter St MITCHAM 3132	\$1,151,000	16/12/2017

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 951 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,220,000  
**Median House Price**  
 March quarter 2018: \$1,090,500

## Comparable Properties



**41 Quarry Rd MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 27/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 991 sqm approx



**4 Mckean Rd MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 709 sqm approx



**6 Walter St MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,151,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 807 sqm approx