

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	16 Wooddale Grove, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,220,000

Median sale price

Median price	\$1,090,500	Hou	ıse 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.

Add	dress 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

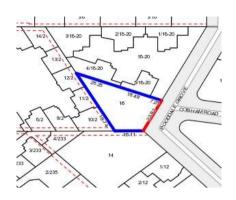
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)





Price: \$1,220,000 Method: Private Sale Date: 27/11/2017 Rooms: 6

Property Type: House Land Size: 991 sqm approx **Agent Comments**



4 Mckeon Rd MITCHAM 3132 (REI/VG)





Price: \$1,200,000 Method: Private Sale Date: 21/12/2017 Rooms: 6

Property Type: House Land Size: 709 sqm approx Agent Comments



6 Walter St MITCHAM 3132 (REI/VG)





Price: \$1,151,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: House (Res) Land Size: 807 sqm approx

Agent Comments

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





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