

#### 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	64 Brunswick Road, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$880,000	&	\$968,000
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#### Median sale price

Median price	\$1,050,000	Hou	ise X	Unit		Suburb	Mitcham
Period - From	01/07/2017	to	30/09/2017		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 27 Glen Rd MITCHAM 3132 \$958,888 21/10/2017 2 27 Good Governs St MITCHAM 3132 \$949,500 19/08/2017 3 129 Purches St VERMONT 3133 \$880,000 06/12/2017

#### OR

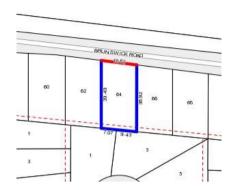
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Agent Comments

**Indicative Selling Price** \$880,000 - \$968,000 **Median House Price** September quarter 2017: \$1,050,000

### Comparable Properties



27 Glen Rd MITCHAM 3132 (REI)

Price: \$958,888 Method: Auction Sale Date: 21/10/2017 Rooms: 5

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 



27 Good Governs St MITCHAM 3132 (REI)

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Price: \$949,500 Method: Auction Sale Date: 19/08/2017 Rooms: -

Property Type: House Land Size: 604 sqm approx Agent Comments

129 Purches St VERMONT 3133 (REI)



Price: \$880,000 Method: Private Sale Date: 06/12/2017 Rooms: -

Property Type: House (Res)

**Agent Comments** 

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