

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 64 Brunswick Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$880,000

&

\$968,000

Median sale price

Median price \$1,050,000

House

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.



Rooms:
Property Type:
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)

Agent Comments



Price: \$958,888
Method: Auction Sale
Date: 21/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 700 sqm approx



27 Good Governs St MITCHAM 3132 (REI)

Agent Comments



Price: \$949,500
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House
Land Size: 604 sqm approx

129 Purches St VERMONT 3133 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: House (Res)