

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/7-11 MORESBY STREET, MITCHAM, VIC

3 1 1

Indicative Selling Price

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

Price Range: **\$680,000 to \$740,000**

Provided by: Sue Woollard, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



MITCHAM, VIC, 3132

Suburb Median Sale Price (Unit)

\$598,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/5 MCGHEE AVE, MITCHAM, VIC 3132

2 1 1

Sale Price

***\$722,000**

Sale Date: 24/03/2018

Distance from Property: 1.3km



10/74 DONCASTER EAST RD, MITCHAM, VIC

3 2 2

Sale Price

\$690,000

Sale Date: 22/12/2017

Distance from Property: 946m



3/7 MORESBY ST, MITCHAM, VIC 3132

3 1 2

Sale Price

***\$750,000**

Sale Date: 13/02/2018

Distance from Property: 17m



This report has been compiled on 25/04/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/7-11 MORESBY STREET, MITCHAM, VIC 3132

Indicative selling price

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

Price Range: \$680,000 to \$740,000

Median sale price

Median price \$598,000

House

Unit

X

Suburb

MITCHAM

Period 01 October 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
3/5 MCGHEE AVE, MITCHAM, VIC 3132	*\$722,000	24/03/2018
10/74 DONCASTER EAST RD, MITCHAM, VIC 3132	\$690,000	22/12/2017
3/7 MORESBY ST, MITCHAM, VIC 3132	*\$750,000	13/02/2018