

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

1/1 Walker Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$760,000 & \$830,000

Median sale price

Median price \$758,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2019 to 31/12/2019 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	5/46 Lorikeet St NUNAWADING 3131	\$805,000	21/09/2019
2	1/6 Karwitha St VERMONT 3133	\$801,000	26/10/2019
3			

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.

This Statement of Information was prepared on: 10/03/2020 18:18



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median Unit Price
December quarter 2019: \$758,000

Comparable Properties



5/46 Lorikeet St NUNAWADING 3131 (REI/VG) **Agent Comments**

3 2 2

Price: \$805,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Unit
Land Size: 311 sqm approx



1/6 Karwitha St VERMONT 3133 (REI/VG) **Agent Comments**

3 2 2

Price: \$801,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Unit

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.