Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	

Address	1/1 Walker Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$760,000	&	\$830,000
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Median sale price

Median price \$758,000	Property Type Un	it S	uburb Mitcham
Period - From 01/10/2019	to 31/12/2019	SourceR	EIV

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.

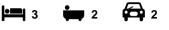
This Statement of Information was prepared on:	10/03/2020 18:18



Date of sale







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)

3 🗀 2 🙃

Price: \$805,000 Method: Auction Sale Date: 21/09/2019 Property Type: Unit

Land Size: 311 sqm approx

Agent Comments

1/6 Karwitha St VERMONT 3133 (REI/VG)

43 **≟** 2 **€**

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

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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