Statement of Information

Single residential property located in the Melbourne metropolitan area

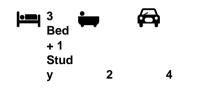
Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale										
Address Including suburb and postcode			12 Somers Street, Mitcham Vic 3132										
Indicative selling price													
For the	meaning	of this p	orice see	con	sumer.vic.go	ov.au/ı	underquo	ting					
Range between \$1,300			0,000		&	\$1,400,		000					
Media	n sale p	rice											
Median price \$1,075		\$1,075,	000	Pro	operty Type	Hous	ouse		Subu	rb	Mitcham		
Period - From 01/10/2		020	to 31/12/2020)	Source REIV		REIV					
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
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										Pri	ice	Date of sal	е
1													
2													
3													
OR													
B*					representativ wo kilometre							e comparable onths.	Э
This Statement of Information was prepared on:									on:	23/03/2021 16:46			









Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price

December quarter 2020: \$1,075,000

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1307 sqm approx

Agent Comments

Extra Off Street Parking for Boat and/or Caravan

Comparable Properties

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.

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062



