

## 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 2/17 Walker Avenue, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$615,000 & \$640,000

#### Median sale price

Median price \$649,000 House Unit X Suburb Mitcham

Period - From 01/10/2017 to 30/09/2018 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	8/14-16 Mcghee Av MITCHAM 3132	\$640,000	21/07/2018
2	4/8 Coppin CI MITCHAM 3132	\$638,000	05/10/2018
3	44a Lorikeet St NUNAWADING 3131	\$625,000	08/12/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$615,000 - \$640,000  
**Median Unit Price**  
Year ending September 2018: \$649,000

## Comparable Properties



**8/14-16 Mcghee Av MITCHAM 3132 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 21/07/2018  
**Rooms:** 3  
**Property Type:** Unit



**4/8 Coppin Cl MITCHAM 3132 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$638,000  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** -  
**Property Type:** Unit



**44a Lorikeet St NUNAWADING 3131 (REI)**   **Agent Comments**

2   1   1

**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 221 sqm approx