Peter Moulden
9874 7677
0413 336 864
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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: 32 Nara Road, Mitcham Vic 3132

Indicative selling price

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

Range between $870,000 & $950,000

Median sale price

Median price $901,250 House X ~~Unit~~ Suburb Mitcham

Period - From 01/10/2018 to 31/12/2018 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	16 Evelyn Rd RINGWOOD NORTH 3134	$936,000	14/11/2018
2	13 Mountfield Rd MITCHAM 3132	$910,000	15/10/2018
3	4 Glenvale Rd RINGWOOD NORTH 3134	$873,000	21/11/2018

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

32 Nara Road, Mitcham Vic 3132

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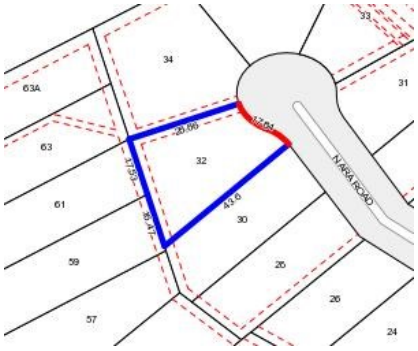
Indicative Selling Price
$870,000 - $950,000
Median House Price
December quarter 2018: $901,250



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 868 sqm approx

Agent Comments

Comparable Properties



16 Evelyn Rd RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $936,000
Method: Private Sale
Date: 14/11/2018
Rooms: 6
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments



13 Mountfield Rd MITCHAM 3132 (VG)

6 - -

Price: $910,000
Method: Sale
Date: 15/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



4 Glenvale Rd RINGWOOD NORTH 3134 (REI/VG)

4 2 1

Price: $873,000
Method: Private Sale
Date: 21/11/2018
Rooms: 6
Property Type: House (Res)
Land Size: 994 sqm approx

Agent Comments

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