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Rooms:
Property Type: House
Land Size: 493 sqm

Agent Comments

This low maintenance family home offers potential to extend or rebuild in one of Mitcham's most desirable locations (STCA). It's an easy walk to Mitcham shops, cafes and restaurants, set close to Halliday Park, Mitcham Primary School and Mitcham Station.

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 Year ending March 2017: \$956,000

Comparable Properties



16 Thomas St MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Auction Sale
Date: 17/12/2016
Rooms: 6
Property Type: House (Res)
Land Size: 386 sqm



11 Wattle Valley Rd MITCHAM 3132 (REI)

Agent Comments

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Price: \$900,100
Method: Auction Sale
Date: 16/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 586 sqm



11 Albert St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$911,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 408 sqm

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

8 Peel Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$956,000

House

X

Suburb

Mitcham

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16 Thomas St MITCHAM 3132	\$830,000	17/12/2016
11 Wattle Valley Rd MITCHAM 3132	\$900,100	16/05/2017
11 Albert St MITCHAM 3132	\$911,000	06/05/2017