

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*

**PROPERTY OFFERED FOR SALE :
26 IRENE CRESCENT MITCHAM VIC 3132**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price **\$849,000** or range between &

Median sale price

(*Delete house or unit as applicable)

Median price **\$903,250** *House ☒ *unit ☐ Suburb or locality **MITCHAM**
Period - From **1/7/2018** to **30/9/2018** 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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
51 Wattle Valley Road, Mitcham, VIC, 3132	\$888,000	28/6/2018
2 Walwa Street, Mitcham, VIC, 3132	\$915,000	11/8/2018
2 Heywood Street, Ringwood, VIC, 3134	\$880,000	24/8/2018