

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address 420B/1-15 Colombo Street,

Including suburb or
locality and postcode 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 \$ or range between \$ 300,000.00 & \$ 320,000.00

Median sale price

(*Select house or unit as applicable)

Median price \$ *House *Unit ☒ Suburb or
locality Mitcham

Period - from 08/11/2016 to 9/9/2017 Source Property Data (REIV)

Comparable property sales

(*Select A or B as applicable)

☒ A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 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
1 510A/1-15 Colombo Street, Mitcham	\$ 300,000	17/04/2017
2 304/12 Wood Street, Nunawading	\$ 320,000	25/07/2017
3 306/2 Queen Street, Nunawading	\$ 319,000	08/11/2016

OR

B* Either 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.*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott MITCHAM

Address: 544 Whitehorse Road, Mitcham
Ph: 9873 1888 bigginsscott.com.au

We Deliver...