

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2 Compton Street Mitcham Vic 3132

### Indicative selling price

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

Single price xxxxxxxxxxxxxxxx or range between \$875,000 & \$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$950,000 \*House ☒ \*Unit ☐ Suburb Mitcham

Period - From 01/17 to 01/17 Source RP Data

### 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. 250 Mitcham Road Mitcham	\$863,888	6/11/16
2. 251 Mitcham Road Mitcham	\$860,000	16/1/17
3. 19 Compton Street Mitcham	\$935,000	10/12/16

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.~~