

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: 109/339 MITCHAM ROAD, MITCHAM 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 \$542,000.00

or range between

\$-----

&

\$-----

Median sale price

(*Delete house or unit as applicable)

Median price \$648,000.00

*House -----

*unit X

Suburb
or locality MITCHAM

Period - From 01 JAN 2017 to 31 DEC 2017

Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six 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
1 108/339 MITCHAM ROAD, MITCHAM VIC 3132	\$530,000.00	31 / 08 / 2017
2 206/435 WHITEHORSE ROAD, MITCHAM VIC 3132	\$540,250.00	17 / 05 / 2017
3 206/339 MITCHAM ROAD, MITCHAM VIC 3132	\$535,000.00	30 / 03 / 2017

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*.

(*Delete as applicable)