

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

21 DUNFIELD AVENUE, 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 &

Median sale price

(*Delete house or unit as applicable)

1 Median price *House ☒ *unit ☐ Suburb or locality
Period - From Source

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 41 Ormond Avenue, Mitcham	\$1,070,000	9 December 2017
2. 15 Mounfield Road, Mitcham	\$1,105,000	16 September 2017
3. 41 Venice Avenue, Mitcham	\$1,050,000	25 November 2017