

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*

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 \$ 480,000 & \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$642,500 *House ☐ *unit ☒ Suburb or locality Mitcham 3132
Period - From July to November Source Core Logic

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. G03/569 Whitehorse Road, Mitcham Vic 3132	\$530,000	12 May 2017
2. 116/569 Whitehorse Road, Mitcham Vic 3132	\$492,000	7 Jul 2017
3. 113/569 Whitehorse Road, Mitcham Vic 3132	\$500,000	22 May 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)