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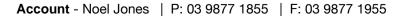
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

						Section 477	\i 0	i lile Estate	Agents Act	1300	
Property offered	d for s	sale									
Address Including suburb and postcode		1/227B Colombo Street, Mitcham Vic 3132									
Indicative selling price											
For the meaning of	f this p	orice see o	consu	mer.vic.gov.	au/ı	underquoting					
Range between	ange between \$385,000			& \$399,000							
Median sale price*											
Median price	price			House			Suburb Mitcham				
Period - From			to			Source					
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 s	ale		
1											
2											
3											
OR											
	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.										
* When this Staten	nent of	f Informat	ion wa	as prepared,	, pul	blicly available	infor	mation provid	ing median sa	le	

prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF



(2)(b) of the Estate Agents Act 1980.





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> Indicative Selling Price \$385,000 - \$399,000 No median price available



Rooms: Property Type: Agent Comments

## Comparable Properties

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.

**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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