

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*

205A/1-19 Colombo St Mitcham

**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 \$\*  or range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*unit  Suburb or locality   
Period - From  to  Source

**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. 510A/1 COLOMBO STREET, MITCHAM	\$300,000	25/8/2017
2. 420B/1 COLOMBO STREET, MITCHAM	\$300,000	18/9/2017
3. 523B/1 COLOMBO STREET, MITCHAM	\$302,500	26/2/2018

**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)