

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

2 Valency Court, Mitcham

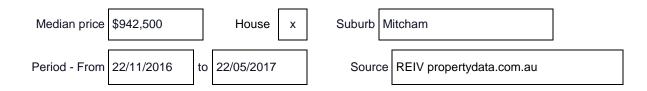
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$900,000

& \$990,000

Median sale price



Comparable property sales

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 sale
1. 11 Gibson Street, Mitcham	\$950,000	22/04/2017
2. 19 Compton Street, Mitcham	\$935,000	10/12/2016
3. 120 Brunswick Road, Mitcham	\$960,000	05/12/2016
4. 3 Basingstoke Road, Mitcham	\$918,500	25/02/2017