
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

Median price \$942,500

House

x

Suburb Mitcham

Period - From 22/11/2016 to 22/05/2017

Source REIV propertydata.com.au

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