

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*

PROPERTY OFFERED FOR SALE: 119B/1-19 COLOMBO STREET, MITCHAM VIC 3132

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 &

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
320b/1 Colombo Street, Mitcham Vic 3132	\$ 307,000	05 Feb 2019
114b/1 Colombo Street, Mitcham Vic 3132	\$ 305,000	07 Nov 2018
528b/1 Colombo Street, Mitcham Vic 3132	\$ 352,500	20 Feb 2019

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*.

(*Delete as applicable)