

# 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*

### 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 \$495,000 &  \$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median price  \$711,000 \*House  \*unit  x Suburb or locality  Mitcham  
Period - From  01/07/2017 to  30/09/2017 Source  REIV

### 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. 3/40 Dudley Street, Mitcham 3132	\$525,000	14/07/2017
2. 11/513 Mitcham Road, Vermont 3133	\$550,000	13/06/2017
3. 3/10 Penllyne Avenue, Vermont 3133	\$535,000	13/05/2017