

Statement of Information

Single residential property located in the Melbourne metropolitan area

| | | Section 47AF of the Estate Agents Act 19 | | | |
|----------------------------------|--------------------|--|-------------------|--|---------------|
| Property offered | for sale | | | | |
| Add Including suburb posto | and | dward Avenue, | Mitcham Vic 3132 | | |
| Indicative selling | g price | | | | |
| For the meaning of | this price see co | nsumer.vic.gov.a | au/underquoting | | |
| Range between | \$1,000,000 | & | \$1,100,000 | | |
| Median sale pric | е | | | | |
| Median price \$1 | ,070,000 Ho | ouse X | Unit | Suburb | /litcham |
| Period - From 01 | /10/2017 to | 31/12/2017 | Source | REIV | |
| Comparable pro | perty sales (*D | elete A or B b | elow as applica | ble) | |
| | at the estate ager | | | ne property for sale in ers to be most comp | |
| Address of comparable property | | | | Price | Date of sale |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| OR | | | | | |
| B* The estate | agent or agent's | representative r | easonably believe | s that fewer than thr | ee comparable |

properties were sold within two kilometres of the property for sale in the last six months.



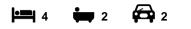


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Rooms:

Property Type: House **Land Size:** 876 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2017: \$1,070,000

Comparable Properties

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.

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