

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

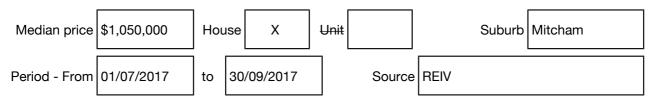
21 Good Governs Street, Mitcham Vic 3132
 a

Indicative selling price

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

 Range between
 \$950,000
 &
 \$1,020,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* 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	4 Lee Ct HEATHMONT 3135	\$1,000,000	19/08/2017
2	13 Willow Av MITCHAM 3132	\$990,000	16/09/2017
3	27 Good Governs St MITCHAM 3132	\$949,500	19/08/2017

OR

B* 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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

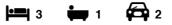
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

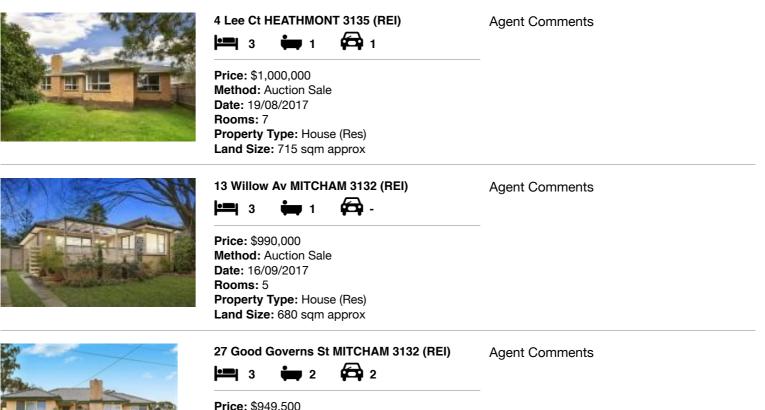






Rooms: Property Type: House (Res) Land Size: 605 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,020,000 Median House Price September quarter 2017: \$1,050,000

Comparable Properties





Price: \$949,500 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: House Land Size: 604 sqm approx

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