

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale 2/26 Forster Street, Mitcham Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting \$620,000 & \$670,000 Median sale price Median price \$655,000 Unit x Suburb Mitcham						o _o.a.c./.go
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Median sale price	\$620,000 &	\$670,000				
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	Period - From	13/02/2017	to 26/07/2017	,	Source REIV pro	pertydata.com.au
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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. 12/330 Canterbury Road, Ringwood	\$625,000	02/05/2017
2. 1/30 Montalbo Road, Ringwood North	\$665,000	24/04/2017
3. 2/1 Tourello Street, Mitcham	\$655,000	06/05/2017