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Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 707B / 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 $300,000 & $330,000

## Median sale price

(*Delete house or unit as applicable)

Median price $501,000 ~~*House~~ *Unit X Suburb Mitcham

Period - From 1 / 1 / 2019 to 31 / 3 / 2109 Source REIV

## 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 |
|---|---|---|
| 112B / 1-19 Colombo Street Mitcham | $299,000 | 7/2/2019 |
| 119B / 1-19 Colombo Street Mitcham | $315,400 | 19/4/2019 |
| 709B / 1-19 Colombo Street Mitcham | $325,000 | 18/6/2019 |

**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.~~