

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 335B/1 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 \$395,000 & \$430,000

Median sale price

Median price \$735,000 Property type Unit Suburb Mitcham

Period - From 1 Jul 2019 to 30 Sep 2019 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
712B/1 Colombo Street, Mitcham VIC 3132	\$430,000	24-Oct-19
126B/1 Colombo Street, Mitcham VIC 3132	\$399,000	18-Oct-19
208/12 Wood Street, Nunawading VIC 3131	\$421,800	11-Sep-19

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.~~

This Statement of Information was prepared on: 7 November 2019