

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

9 Berry Avenue, Mitcham, VIC 3132

INDICATIVE SELLING PRICE

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

Single Price \$1,300,000

MEDIAN SALE PRICE

Median price \$1,070,000 | House | Mitcham (3132)

Period - From 1 April 2017 to 31 March 2018 | Source - REIV

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
12 DENMAN STREET, MITCHAM VIC 3132	\$1,310,000	23/11/2017
26 HADDON COURT, MITCHAM VIC 3132	\$1,300,000	05/12/2017
22 JAMES AVENUE, MITCHAM VIC 3132	\$1,280,000	24/03/2018