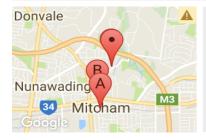


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



MITCHAM, VIC, 3132

Suburb Median Sale Price (Unit)

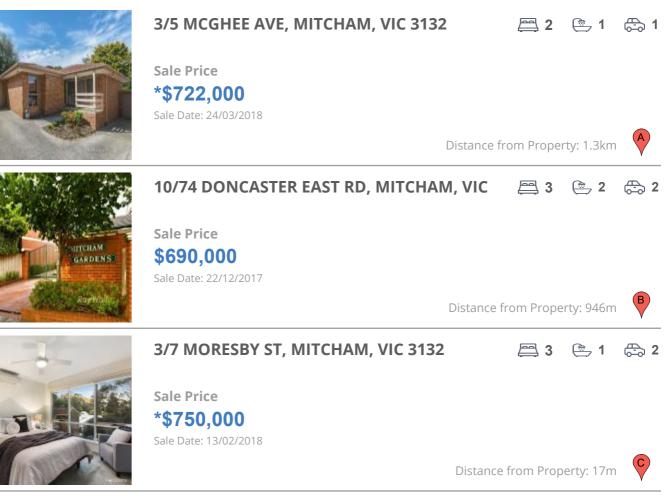
\$598,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 25/04/2018 by lan Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 4/7-11 MORESBY STREET, MITCHAM, VIC 3132

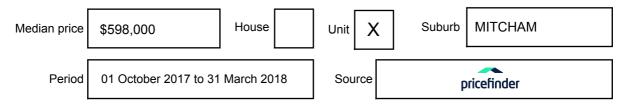
Indicative selling price

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

Price Range:

\$680,000 to \$740,000

Median sale price



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
3/5 MCGHEE AVE, MITCHAM, VIC 3132	*\$722,000	24/03/2018
10/74 DONCASTER EAST RD, MITCHAM, VIC 3132	\$690,000	22/12/2017
3/7 MORESBY ST, MITCHAM, VIC 3132	*\$750,000	13/02/2018