

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

2/21-23 Barkly Terrace 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 **Lower price** & **Higher price**

Additional entries may be included or attached as required.

Suburb House median sale price

Median price

Suburb

Period - From

To

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable property	Price	Date of sale
4/32-34 Burnett Street , Mitcham VIC,3132	\$762,000	09/10/2017
15/19-21 Doncaster East Road, Mitcham VIC,3132	\$746,000	23/9/2017
2/1 Rupert Street Mitcham VIC,3132	\$670,000	15/5/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

4/21-23 Barkly Terrace 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 **Lower price** & **Higher price**

Additional entries may be included or attached as required.

Suburb House median sale price

Median price

Suburb

Period - From

To

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable property	Price	Date of sale
1/32 Brunswick Road Mitcham VIC,3132	\$833,000	13/8/2017
6/490 Mitcham Road, Mitcham VIC,3132	\$799,100	9//92017
2/12 Cook Road Mitcham VIC,3132	\$760,000	15/5/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

5/21-23 Barkly Terrace 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 **Lower price** & **Higher price**

Additional entries may be included or attached as required.

Suburb House median sale price

Median price

Suburb

Period - From

To

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable property	Price	Date of sale
1E Victoria Ave , Mitcham VIC,3132	\$880,000	12/8/2017
395 Mitcham Road, Mitcham VIC,3132	\$890,000	24/7/2017
2/51 Creek Road Mitcham VIC,3132	\$865,000	11/8/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.