

STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

398 Springfield Road, Mitcham, VIC 3132

INDICATIVE SELLING PRICE

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

Single Price \$799,000

MEDIAN SALE PRICE

Median price \$903,250 | House | Mitcham (3132)

Period - From 1 July 2018 to 30 September 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
3 NEWBURY STREET, MITCHAM VIC 3132	\$812,500	14/07/2018
22 VICTORIA AVENUE, MITCHAM VIC 3132	\$800,000	15/10/2018
13 EFRON STREET, NUNAWADING VIC 3131	\$800,000	22/11/2018