

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

1/79 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$825,000

&

\$850,000

Median sale price

Median price

\$758,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2019

to

31/12/2019

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
1	3/53 Percy St MITCHAM 3132	\$891,000	08/02/2020
2	6/535 Canterbury Rd VERMONT 3133	\$840,000	30/11/2019
3	1/1 Scott St MITCHAM 3132	\$806,000	16/11/2019

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:

12/02/2020 09:57

1/79 Percy Street, Mitcham Vic 3132

**Jellis
Craig**

Janet Fleet

9908 5777

0438 466 221

janetfleet@jellisrcraig.com.au

Indicative Selling Price

\$825,000 - \$850,000

Median Unit Price

December quarter 2019: \$758,000



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties



3/53 Percy St MITCHAM 3132 (REI)

3 2 1

Price: \$891,000

Method: Auction Sale

Date: 08/02/2020

Rooms: 6

Property Type: Unit

Agent Comments

3/53 Percy Street was an outstanding result under competitive bidding at auction on 08/02/2020. The property has two bathrooms attracting more interest from buyers and a higher values than one bathroom properties such as 1/79 Percy Street.



6/535 Canterbury Rd VERMONT 3133 (REI)

3 2 2

Price: \$840,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit

Land Size: 380 sqm approx

Agent Comments

Similar level of presentation, single level unit but features two bathrooms



1/1 Scott St MITCHAM 3132 (REI/VG)

3 1 1

Price: \$806,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 4

Property Type: Unit

Agent Comments

Front Unit of 2, single level but further from the station

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.