

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

2 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Single price

\$1,225,000

Median sale price

Median price

\$1,053,000

Property Type

House

Suburb

Mitcham

Period - From

01/04/2020

to

31/03/2021

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	32 Mountfield Rd MITCHAM 3132	\$1,257,000	17/04/2021
2	74 Creek Rd MITCHAM 3132	\$1,210,000	27/02/2021
3	5 Panel St MITCHAM 3132	\$1,206,500	01/04/2021

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:

24/05/2021 10:47



3 1 2

Property Type: House (Res)

Land Size: 661 sqm approx

Agent Comments

Comparable Properties



32 Mountfield Rd MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,257,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 611 sqm approx

74 Creek Rd MITCHAM 3132 (VG)

Agent Comments

3 - -

Price: \$1,210,000

Method: Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 697 sqm approx



5 Panel St MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,206,500

Method: Private Sale

Date: 01/04/2021

Property Type: House

Land Size: 653 sqm approx