### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 Percy Street, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,225,000									
Median sale price										
Median price	\$1,053,000	Pro	operty Type	Hou	se		Suburb	Mitcham		
Period - From	01/04/2020	to	31/03/2021		Sc	ource	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.

Add	dress 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



# **McGrath**





Property Type: House (Res) Land Size: 661 sqm approx Agent Comments

Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

**Indicative Selling Price** \$1,225,000 Median House Price Year ending March 2021: \$1,053,000

## **Comparable Properties**



32 Mountfield Rd MITCHAM 3132 (REI) **D** 1



Price: \$1,257,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 611 sqm approx

Agent Comments

74 Creek Rd MITCHAM 3132 (VG)

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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)



Price: \$1,206,500 Method: Private Sale Date: 01/04/2021 Property Type: House Land Size: 653 sqm approx Agent Comments

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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.