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 8/9-13 Percy Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$650,000		&		\$680,000				
Median sale price									
Median price	\$856,000	Pro	operty Type	Unit			Suburb	Mitcham	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/377 Mitcham Rd MITCHAM 3132	\$722,000	14/02/2025
2	4/14-16 Mcghee Av MITCHAM 3132	\$650,500	30/11/2024
3	1/2 Berry Av MITCHAM 3132	\$628,000	19/11/2024

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:

15/04/2025 20:51









Property Type: Unit Agent Comments Indicative Selling Price \$650,000 - \$680,000 Median Unit Price March quarter 2025: \$856,000

Comparable Properties

2/377 Mitcham Rd MITCHAM 3132 (REI/VG) 2 1 1 1 Price: \$722,000 Method: Sold Before Auction Date: 14/02/2025 Property Type: Unit	Agent Comments
4/14-16 Mcghee Av MITCHAM 3132 (REI) 2 1 1 1 Price: \$650,500 Method: Auction Sale Date: 30/11/2024 Property Type: Unit Land Size: 171 sqm approx	Agent Comments
1/2 Berry Av MITCHAM 3132 (REI/VG) 1 2 1 Price: \$628,000 Method: Private Sale Date: 19/11/2024 Property Type: Unit Land Size: 180 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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