

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

2/19 SCOTT STREET MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$824,788

Property type

Unit

Suburb

Mitcham

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 7/9-13 PERCY STREET MITCHAM VIC 3132 | \$625,700 | 07-Mar-22 |
| 5/485 MITCHAM ROAD MITCHAM VIC 3132 | \$599,999 | 09-Mar-22 |
| 4/26 LASIANDRA AVENUE FOREST HILL VIC 3131 | \$590,000 | 15-Jan-22 |

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 6 months.~~

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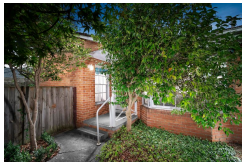
**7/9-13 PERCY STREET MITCHAM
VIC 3132**

2 1 2

Sold Price

^{RS} **\$625,700** Sold Date **07-Mar-22**

Distance **1.34km**



**5/485 MITCHAM ROAD MITCHAM
VIC 3132**

2 1 1

Sold Price

\$599,999 Sold Date **09-Mar-22**

Distance **0.75km**



**4/26 LASIANDRA AVENUE
FOREST HILL VIC 3131**

2 1 1

Sold Price

\$590,000 Sold Date **15-Jan-22**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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