

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/2 Rupert 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

*House

*Unit

X

Suburb

Mitcham

Period-from

01 May 2018

to

30 Apr 2019

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 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

1/77 Rooks Road Mitcham VIC 3132	\$565,000	23-Nov-18
3/670 Canterbury Road Vermont VIC 3133	\$590,000	20-Feb-19
3/33-35 Mount Pleasant Road Nunawading VIC 3131	\$565,000	13-Apr-19

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.~~

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1/77 Rooks Road Mitcham VIC 3132 Sold Price **\$565,000** Sold Date **23-Nov-18**

 2  1  1

Distance **1.2km**



3/670 Canterbury Road Vermont VIC 3133 Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **20-Feb-19**

 2  1  1

Distance **1.61km**



3/33-35 Mount Pleasant Road Nunawading VIC 3131 Sold Price ^{RS} **\$565,000** ^{UN} Sold Date **13-Apr-19**

 2  1  1

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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