

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

7/9-13 Percy 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$824,444

Property type

Unit

Suburb

Mitcham

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/2 Berry Avenue Mitcham VIC 3132	\$610,000	05-Oct-21
3/3 Orient Avenue Mitcham VIC 3132	\$640,000	24-Dec-21
4/30 Mount Pleasant Road Nunawading VIC 3131	\$602,000	31-Jul-21

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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Tim Siatos

P 98731888

M 0438425069

E tsiatos@bigginscott.com.au



2/2 Berry Avenue Mitcham VIC 3132 Sold Price **\$610,000** Sold Date **05-Oct-21**

2 1 1

Distance **0.5km**



3/3 Orient Avenue Mitcham VIC 3132 Sold Price ^{RS} **\$640,000** Sold Date **24-Dec-21**

2 1 1

Distance **0.91km**



4/30 Mount Pleasant Road Nunawading VIC 3131 Sold Price **\$602,000** Sold Date **31-Jul-21**

2 1 1

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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