

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

47A Percy Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,208,250

Property Type House

Suburb Mitcham

Period - From 09/02/2021

to

08/02/2022

Source 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.

	Address of comparable property	Price	Date of sale
1	5 Adele St VERMONT 3133	\$1,073,000	06/11/2021
2	3a Walter St MITCHAM 3132	\$1,073,000	13/11/2021
3	10 Cochrane St MITCHAM 3132	\$1,068,000	24/09/2021

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:

09/02/2022 14:11



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
09/02/2021 - 08/02/2022: \$1,208,250

Comparable Properties



5 Adele St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,073,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 400 sqm approx



3a Walter St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,073,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 400 sqm approx



10 Cochrane St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,068,000
Method: Private Sale
Date: 24/09/2021
Property Type: House
Land Size: 309 sqm approx

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