

# 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

4/5 Coppin Close, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$830,000 Property Type Unit Suburb Mitcham

Period - From 01/04/2022 to 30/06/2022 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	7/9-13 Percy St, Mitcham, Vic 3132, Australia	\$625,700	07/03/2022
2	5/602 Mitcham Rd MITCHAM 3132	\$705,000	12/05/2022
3	3a Browns Rd NUNAWADING 3131	\$701,800	15/06/2022

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:

18/08/2022 11:47

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**Property Type:** Unit  
**Land Size:** 256 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median Unit Price**  
June quarter 2022: \$830,000

## Comparable Properties



7/9-13 Percy St, Mitcham, Vic 3132, Australia   **Agent Comments**  
(REI)

 2    1    1

**Price:** \$625,700  
**Method:**  
**Date:** 07/03/2022  
**Property Type:** Unit



5/602 Mitcham Rd MITCHAM 3132 (VG)   **Agent Comments**

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**Price:** \$705,000  
**Method:** Sale  
**Date:** 12/05/2022  
**Property Type:** Flat/Unit/Apartment (Res)



3a Browns Rd NUNAWADING 3131 (REI)   **Agent Comments**

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**Price:** \$701,800  
**Method:** Private Sale  
**Date:** 15/06/2022  
**Property Type:** Unit  
**Land Size:** 357 sqm approx

**Account - Barry Plant** | P: 03 9842 8888