

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

2/66 Purches Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Mitcham

Period - From 01/10/2022

to 31/12/2022

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	4/5 Coppin CI MITCHAM 3132	\$740,000	01/09/2022
2	1/2 Kirk St RINGWOOD 3134	\$690,000	24/11/2022
3	1/2 Sussex St RINGWOOD 3134	\$680,000	04/10/2022

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:

09/02/2023 15:12

 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

December quarter 2022: \$795,000



Comparable Properties



4/5 Coppin CI MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  2

Price: \$740,000

Method: Private Sale

Date: 01/09/2022

Property Type: Unit

Land Size: 256 sqm approx



1/2 Kirk St RINGWOOD 3134 (REI)

Agent Comments

 2  2  2

Price: \$690,000

Method: Private Sale

Date: 24/11/2022

Property Type: Unit

Land Size: 310 sqm approx



1/2 Sussex St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 04/10/2022

Property Type: House (Res)

Land Size: 214 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454