## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	2/66 Purches Street, Mitcham Vic 3132
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$650,000 & \$695,000	Range between	\$650,000	&	\$695,000
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#### Median sale price

Median price	\$795,000	Pro	perty 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.

Add	ress of comparable property	Price	Date of sale
1	4/5 Coppin CI MITCHAM 3132	\$740,000	01/09/2022

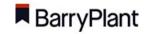
2	1/2 Kirk St RINGWOOD 3134	\$690,000	24/11/2022
3	1/2 Sussex St RINGWOOD 3134	\$680,000	04/10/2022

#### 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









**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)

**––** 2



**6** 

**(C)** 2

Price: \$740,000 Method: Private Sale Date: 01/09/2022 Property Type: Unit Land Size: 256 sqm approx **Agent Comments** 



1/2 Kirk St RINGWOOD 3134 (REI)

2





**a** 2

Price: \$690,000 Method: Private Sale Date: 24/11/2022 Property Type: Unit Land Size: 310 sqm approx **Agent Comments** 



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

**-**2



**Price:** \$680,000 **Method:** Private Sale **Date:** 04/10/2022

**Property Type:** House (Res) **Land Size:** 214 sqm approx

Agent Comments

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



