

## 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

5/12-14 FERGUSON STREET MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/5 LONGLAND ROAD MITCHAM VIC 3132	\$728,500	16-Sep-23
2/1 SCOTT STREET MITCHAM VIC 3132	\$821,500	19-Aug-23
3/19 PERCY STREET MITCHAM VIC 3132	\$701,000	03-Jun-23

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.~~

This Statement of Information was prepared on: 03 November 2023



## 4/5 LONGLAND ROAD MITCHAM VIC 3132

Sold Price

<sup>RS</sup> **\$728,500** <sup>UN</sup>

Sold Date

**16-Sep-23**

2

1

1

Distance

**0.28km**



## 2/1 SCOTT STREET MITCHAM VIC 3132

Sold Price

<sup>RS</sup> **\$821,500** <sup>UN</sup>

Sold Date

**19-Aug-23**

2

1

1

Distance

**0.93km**



## 3/19 PERCY STREET MITCHAM VIC 3132

Sold Price

**\$701,000**

Sold Date

**03-Jun-23**

2

1

1

Distance

**1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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