

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

4/6 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$1,060,000

Property Type

Townhouse

Suburb

Mitcham

Period - From

20/11/2023

to

19/11/2024

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	9/64-70 Doncaster East Rd MITCHAM 3132	\$825,000	12/11/2024
2	8/385 Mitcham Rd MITCHAM 3132	\$750,000	14/10/2024
3	5/11 Cherry Gr DONVALE 3111	\$850,000	18/05/2024

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:

20/11/2024 12:18



3
 3
 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Townhouse Price

20/11/2023 - 19/11/2024: \$1,060,000

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.

Comparable Properties



9/64-70 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

3
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 2

Price: \$825,000

Method: Private Sale

Date: 12/11/2024

Property Type: Townhouse (Res)



8/385 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

2
 2
 1

Price: \$750,000

Method: Private Sale

Date: 14/10/2024

Property Type: Townhouse (Res)



5/11 Cherry Gr DONVALE 3111 (REI/VG)

Agent Comments

3
 2
 2

Price: \$850,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888