

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

4/12-14 Ferguson Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$762,500 Property Type Unit Suburb Mitcham

Period - From 01/01/2021 to 31/03/2021 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 | 6/21 Burnett St MITCHAM 3132 | \$840,000 | 06/05/2021 |
| 2 | 2/34 Church St MITCHAM 3132 | \$770,000 | 17/04/2021 |
| 3 | 14a Ronald St MITCHAM 3132 | \$750,000 | 20/03/2021 |

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:

09/06/2021 10:35

4/12-14 Ferguson Street, Mitcham Vic 3132



Matthew Scafidi

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

March quarter 2021: \$762,500



2 1 1

Property Type: Unit

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



6/21 Burnett St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$840,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: Townhouse (Res)

Land Size: 239 sqm approx



2/34 Church St MITCHAM 3132 (REI/VG)

Agent Comments

2 2 1

Price: \$770,000

Method: Private Sale

Date: 17/04/2021

Property Type: Townhouse (Single)



14a Ronald St MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 348 sqm approx

Account - Jellis Craig | P: 03 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.