

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

47 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$716,250

Property Type Unit

Suburb Mitcham

Period - From 01/10/2019

to

30/09/2020

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	54 Dunlavin Rd NUNAWADING 3131	\$1,180,000	17/12/2020
2	2/3 Lusk Dr VERMONT 3133	\$1,147,000	03/12/2020
3	2/14 Wooddale Gr MITCHAM 3132	\$1,100,000	30/10/2020

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:

15/01/2021 12:42



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending September 2020: \$716,250

Comparable Properties



54 Dunlavin Rd NUNAWADING 3131 (REI)

Agent Comments

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Price: \$1,180,000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Townhouse (Res)

Land Size: 341 sqm approx



2/3 Lusk Dr VERMONT 3133 (REI)

Agent Comments

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Price: \$1,147,000

Method: Private Sale

Date: 03/12/2020

Property Type: Townhouse (Single)

Land Size: 305 sqm approx



2/14 Wooddale Gr MITCHAM 3132 (REI/VG)

Agent Comments

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Price: \$1,100,000

Method: Sold Before Auction

Date: 30/10/2020

Property Type: Townhouse (Res)