



STATEMENT OF INFORMATION

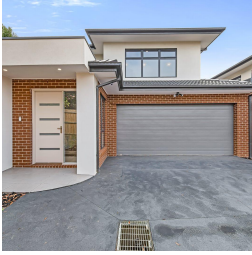
4/6 COPPIN CLOSE, MITCHAM, VIC 3132

PREPARED BY RICKY CHEN, LLC REAL ESTATE, PHONE: 0405157785

LLC
Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/6 COPPIN CLOSE, MITCHAM, VIC 3132

 4  3  2

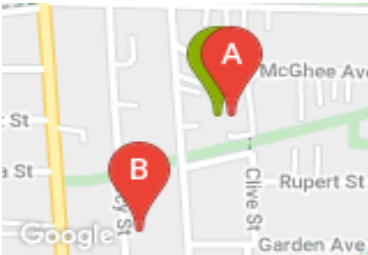
Indicative Selling Price

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

Single Price: **\$1,170,000**

Provided by: Ricky Chen, LLC Real Estate

MEDIAN SALE PRICE



MITCHAM, VIC, 3132

Suburb Median Sale Price (Other)

01 April 2020 to 31 March 2021

Provided by: 

COMPARABLE PROPERTIES

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.



6 COPPIN CL, MITCHAM, VIC 3132

 4  3  2

Sale Price

***\$1,222,000**

Sale Date: 15/03/2021

Distance from Property: 20m



47 PERCY ST, MITCHAM, VIC 3132

 4  3  2

Sale Price

***\$1,212,500**

Sale Date: 30/01/2021

Distance from Property: 242m



This report has been compiled on 17/05/2021 by LLC Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/6 COPPIN CLOSE, MITCHAM, VIC 3132

Indicative selling price

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

Single Price:

\$1,170,000

Median sale price

Median price

Property type

Unit

Suburb

MITCHAM

Period

01 April 2020 to 31 March 2021

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

6 COPPIN CL, MITCHAM, VIC 3132	*\$1,222,000	15/03/2021
47 PERCY ST, MITCHAM, VIC 3132	*\$1,212,500	30/01/2021

This Statement of Information was prepared on:

17/05/2021