

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

11 Patrick Court, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,219,000 Property Type House Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 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	13 Valency Ct MITCHAM 3132	\$1,445,000	21/03/2024
2	39 Blanche Dr VERMONT 3133	\$1,395,000	11/05/2024
3			

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:

20/05/2024 10:49



 4  2  2

Property Type: House (Res)

Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2024: \$1,219,000

Comparable Properties



13 Valency Ct MITCHAM 3132 (REI)

Agent Comments

 4  2  3

Price: \$1,445,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 594 sqm approx



39 Blanche Dr VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,395,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House

Land Size: 641 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700